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24 LOXLEY ROAD, BEARWOOD, WEST MIDLANDS, B67 5BL

£225,000





LOCATION

Loxley Road is a popular residential road within the popular central Bearwood location, and both Lightwoods Park and Warley Woods/Golf Course are only a short distance away. Bearwood Town Centre provides local shopping facilities and amenities, whilst the Hagley Road enables access into Birmingham City Centre. The property can be located turning off Adkins Lane into Milcote Road, and second left into Loxley Road where the property is situated on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This very well presented and spacious 2 bedroomed mid terrace home is most convenient for both Lightwoods park and Warley Woods, and offers the following accommodation :- On the ground floor is an entrance hall, lounge, separate dining room, fitted kitchen (with integral oven/hob), and utility/garden room. First floor provides 2 double bedrooms and spacious bathroom. Outside is a delightful rear garden. Double Glazed and Gas Radiator Heating. EPC rating D.

Entrance Hall

Radiator, understair storage cupboard.

Dining Room 13' 2"(into bay) x 9' 11"(max) (4.01m x 3.02m)

Double glazed bay window to the front, radiator and coving.

Lounge 13' 5"(max) x 11' 8" (4.09m x 3.55m)

Double glazed door to the rear, radiator, door to the staircase rising to the first floor, coving, and door leads through to :-

Fitted Kitchen 12' 0" x 6' 10" (3.65m x 2.08m)

Double glazed window to the side, central heating boiler, base units, rolled top work surface areas, display cabinets, single drainer sink with mixer tap, integral double oven, 5 ring gas hob and cooker hood above, complimentary tiling to the walls.



Utility/Garden Room 12' 0" x 4' 6" (3.65m x 1.37m)

Double glazed window to the side and rear, and double glazed door giving access to the rear garden.

First Floor Landing

Doors off to all First Floor Accommodation.

Bedroom One 15' 6"(max) x 11' 6" (4.72m x 3.50m)

Double glazed window to the front, radiator and coving.

Bedroom Two 12' 6"(max) x 11' 8"(plus storage cupboard) (3.81m x 3.55m)

Double glazed window to the rear, radiator, and built in storage cupboard.

Bathroom 12' 2"(into recess) x 7' 1"(max) (3.71m x 2.16m)

Double glazed window to the rear, radiator, and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc and complimentary tiling to the walls.

Outside

Front

Small foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant rear garden providing a delightful feature of the property with slab patio, ornamental garden pond, gravelled area, pathway and shrubbed borders. Access to shared side entry.

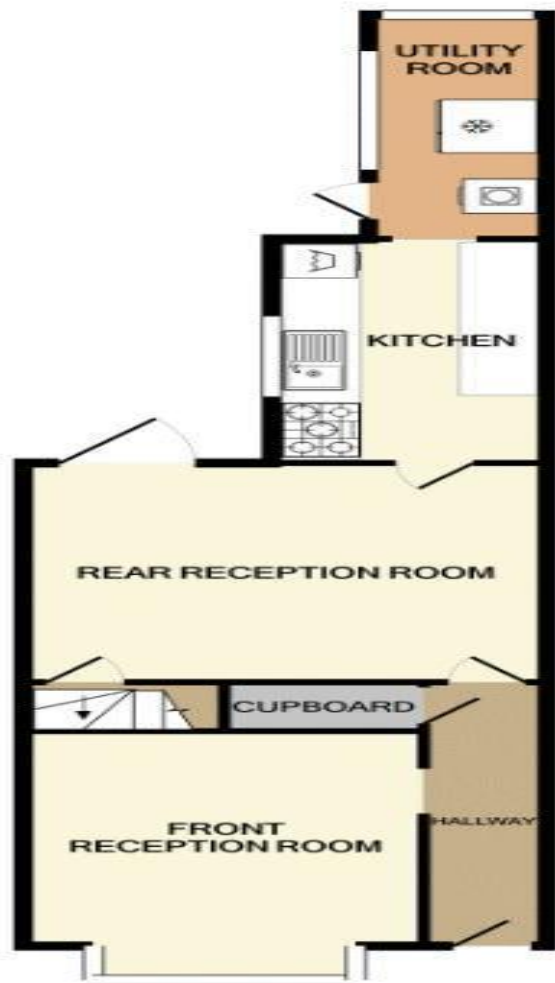
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

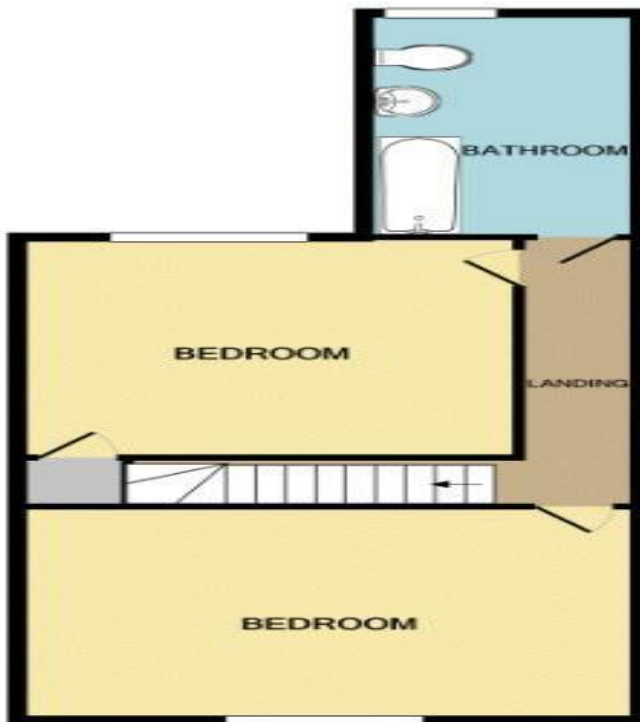
Property related services

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GROUND FLOOR

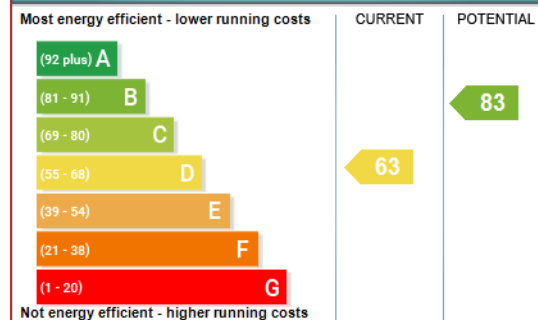


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Rating



Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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