



humberstones
homes

20 EDGBASTON ROAD, SMETHWICK, WEST MIDLANDS, B66 4LA

£235,000





LOCATION

The property is conveniently situated for local shopping facilities (including large Asda store), park and bus route, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off High Street into Edgbaston Road and is then situated a distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a very spacious, 3 bedroomed mid terrace family home, conveniently situated for local shops, offering the following accommodation :- On the ground floor is a porch, entrance hall, lounge, sitting room, dining room, kitchen, rear lobby, shower room and downstairs wc. First Floor providing 3 good sized double bedrooms and bathroom. Outside is a rear garden and LARGE DOUBLE GARAGE at the rear. Double Glazed and Gas radiator heating. EPC rating D.

Porch

Single glazed front door leads to:-

Entrance Hall

Staircase rising to the first floor, radiator, understair storage cupboard and doors off to :-

Lounge 15' 0"(into bay) x 11' 3"(max) (4.57m x 3.43m)

Double glazed bay window to the front, radiator and coving, door leads through to :-

Sitting Room 13' 1" x 9' 9"(max) (3.98m x 2.97m)

Double glazed double opening doors to the rear, radiator, coving, and attractive feature fire surround with hearth housing inset coal effect fire. Return door to the Hall.

Dining Room 14' 2" x 11' 3"(into bay) (4.31m x 3.43m)

Double glazed bay window to the side, radiator, central heating boiler and door leads through to :-

Kitchen 12' 8" x 9' 3"(max) (3.86m x 2.82m)

Double glazed window to the side, base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, cooker hood, complimentary tiling to the walls, and door to :-

Rear Lobby

Double glazed door to the side, and further doors off to :-



Shower Room 5' 1" x 3' 7" (1.55m x 1.09m)

Double glazed window to the rear, radiator, wash handbasin, shower and tiling to the walls.

Downstairs WC

Low level flush wc, radiator and tiling to the walls.

First Floor Landing

Doors off to all First Floor Accommodation

Bedroom One 15' 5"(to back of wardrobe) x 12' 10" (4.70m x 3.91m)

Double glazed double opening doors to BALCONY, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 13' 1" x 9' 9"(max) (3.98m x 2.97m)

Double glazed window to the rear. Radiator.

Bedroom Three 10' 9"(plus door recess) x 9' 5"(max) (3.27m x 2.87m)

Double glazed window to the rear and radiator.

Bathroom 9' 0"(max) x 6' 2"(max) (2.74m x 1.88m)

Double glazed window to the side, heated towel rail and suite comprising :- Bath, low level flush wc, pedestal wash handbasin and tiling to the walls.

Front

Small foregarden leading to the accommodation.

Rear Garden

slab patio and garden area

Double Garage 22' 8"(max) x 22' 2"(plus door recess) (6.90m x 6.75m)

At the rear of the garden, accessed via Clarendon Road with electric roller shutter door and additional electric roller shutter door to the garden.

Tenure

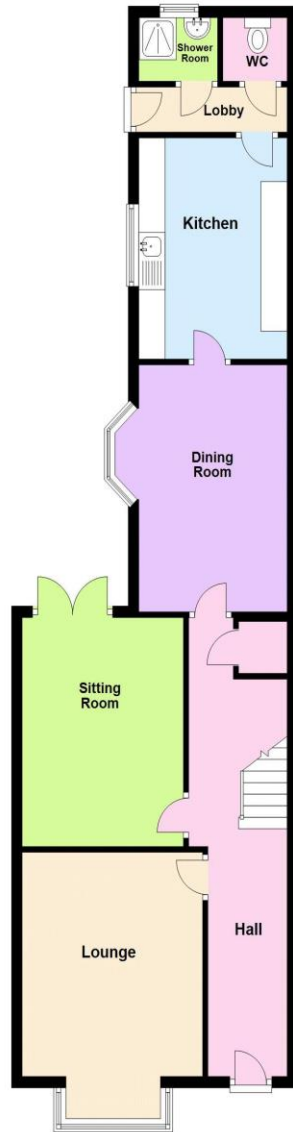
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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