



humberstones
homes

78 NORMAN ROAD, SMETHWICK, WEST MIDLANDS, B67 5PS
£185,000





LOCATION

The property is situated within this popular, convenient neighbourhood and is handy for local shopping facilities, amenities and schools, whilst Warley Woods/Golf Course is just a short distance away. Local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Bleakhouse Road, turn right at the traffic lights into Broadway, proceed straight on at the island into Norman Road, straight on at the next island and continue along Norman Road where the property is situated a distance along on the right hand side indicated by the agents for sale board.

DESCRIPTION

Well maintained extended semi detached family home with parking to the rear and has no upward chain. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, downstairs shower room, 26ft lounge/diner and extended kitchen. At first floor level there is a landing three bedrooms and bathroom. Externally to the front there is a garden and to the rear there is a good sized garden with sunny aspect and parking. The property benefits from upvc double glazing and gas central heating. EPC Rating: TBC

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having tiled floor with part glazed upvc door to entrance hall.

Entrance Hall

Having stairs to first floor landing, tiled floor, single panel radiator, ceiling light point and doors to all ground floor rooms.

Downstairs Shower Room/WC

Front Facing - Having double shower cubicle, low level wc, wash hand basin, tiled floor and walls, heated towel rail, extractor and recessed ceiling lights.

Lounge/Diner 26' 3"max x 11' 5"max (7.99m x 3.48m)

Dual Aspect - Having feature fire surround with inset gas fire, two single panel radiators and two ceiling light points.

Kitchen 10' 10" x 10' 9"min (16' 10 max) (3.30m x 3.27m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, inset sink, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine, space for

fridge freezer, tiled flooring, double panel radiator, under stairs store, wall mounted combination gas central heating boiler and door to rear garden.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom and access to loft space.

Bedroom One 12' 11"max x 10' 2"max (3.93m x 3.10m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 11' 8"max x 11' 2"max (3.55m x 3.40m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Three 9' 11"max x 7' 6"max (3.02m x 2.28m)

Front Facing - Including stair bulk head, having single panel radiator and ceiling light point.

Bathroom 7' 4" x 6' 0" (2.23m x 1.83m)

Rear Facing - Fitted with suite comprising paneled bath with electric shower over, low level wc, wash hand basin, single panel radiator and ceiling light point.

Front Garden

Set back from the road with lawned foregarden.

Rear Garden

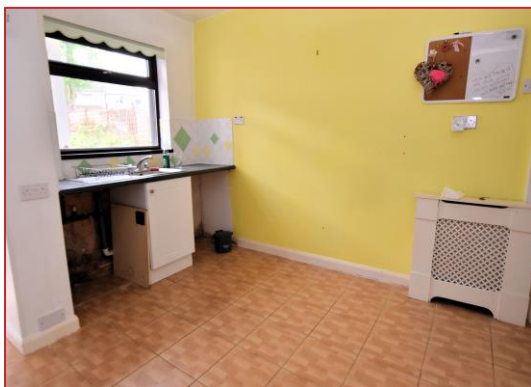
Having sunny aspect with paved patio area and steps up to the remainder of the garden which is predominantly laid to lawn with borders. At the far end there is off road parking behind double gates.

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.





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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