



humberstones
homes

285 QUEENS ROAD, SMETHWICK, WEST MIDLANDS, B67 6NY
£185,000





LOCATION

The property is conveniently situated within this popular location and is handy for shopping facilities, amenities, bus route and schools, 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 Norman Road into Hurst Road, continue straight on at the island into Queens Road and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This well presented, spacious 3 bedroomed mid terrace family home offers good sized living accommodation throughout and briefly comprises the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge, re-fitted dining kitchen (having integral oven/hob and integrated fridge and dishwasher), utility. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a drive providing off road parking, and pleasant rear garden. Double glazed and gas radiator heating. EPC rating tbc.

Entrance Hall

Radiator, staircase rising to the first floor, built in storage cupboard housing the central heating boiler, and doors off from the Hall to :-

Downstairs WC

Low level flush wc, wash handbasin and complimentary tiling to the walls.

Lounge 12' 0" x 10' 4"(max) (3.65m x 3.15m)

Double glazed window to the front, and radiator.

Re-fitted Dining Kitchen 16' 8"(max) x 11' 10"(max) (5.08m x 3.60m)

Radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 5 ring gas hob, integrated fridge and dishwasher, complimentary tiling to the walls, double glazed double opening doors onto the rear garden, and further door to :-

Utility/Store 9' 10" x 6' 5" (2.99m x 1.95m)

Double glazed door to the rear garden

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 3"(max) x 11' 11" (3.73m x 3.63m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 10" x 10' 4" (3.60m x 3.15m)

Double glazed window to the rear, and radiator.

Bedroom Three 8' 0" x 7' 11" (2.44m x 2.41m)

Double glazed window to the rear. Radiator.

Re-Fitted Bathroom 7' 7" x 6' 0" (2.31m x 1.83m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

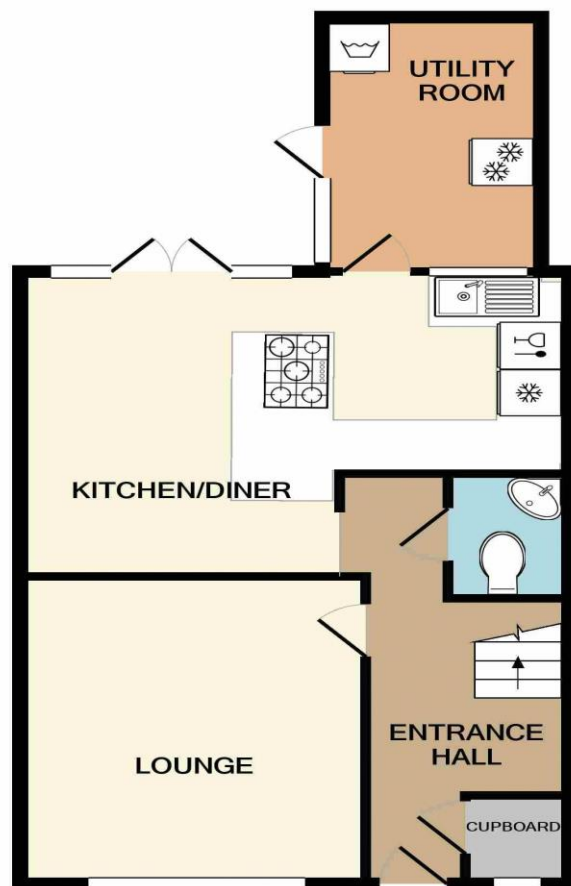
Pleasant rear garden with patio and lawn area.

Tenure

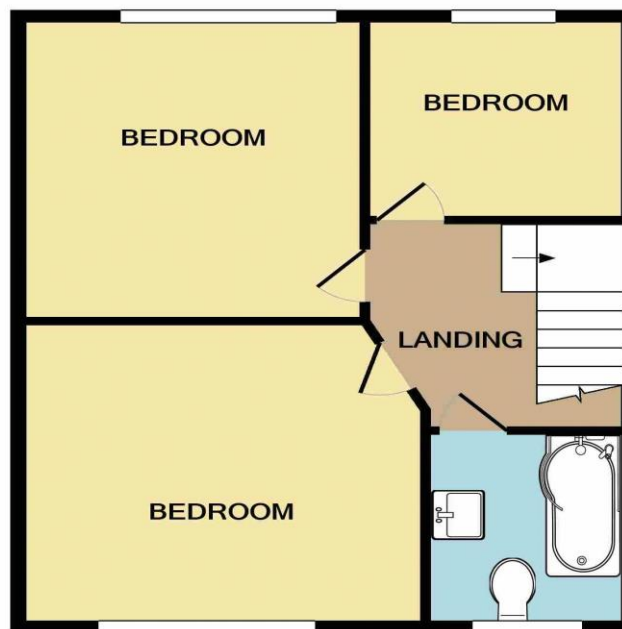
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



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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