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homes

192 NORMAN ROAD, SMETHWICK, WEST MIDLANDS, B67 5PE
£320,000





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

They say that 'location, location, location' are the three most important factors when choosing a house and this property delivers on all counts. It has all the ingredients to be the perfect family home, you can soon realise that this property could offer everything you want, need and more! It is "SIMPLY STUNNING" this fabulous, beautifully presented home has just been refurbished to a high standard with the accommodation reconfigured to cater for the needs of the modern family with lots of space. Set in a popular residential area the property has no upward chain. The family can relax in the 23ft lounge which has plenty of room for the comfiest of settees for all those special occasions, which is complimented by a separate dining room and 20ft breakfast kitchen with its wow factor. Have everyone round and enjoy a meal with plenty of space for everyone, this has been designed very much with entertaining in mind, and is the perfect place to show off your cooking skills. The kitchen is sleek and modern and has integrated appliances with ample cupboard space for all your condiments and pots and pans. Upstairs, there are four double bedrooms, shower room and family bathroom. Outside in the garden there is a large patio area to the rear of the property making it perfect for barbecues or winding down with a glass of wine after work. There is also plenty of lawn area for the little ones to run around and play. There's no need to be fighting over parking either as there is as a driveway at the front to accommodate your multi vehicle family and an integral garage.

UPVC Double doors lead to Entrance Porch

Having tiled floor, wall light point, recessed ceiling lights and glazed wooden paneled door to entrance hall.

Entrance Hall

Having wooden flooring, stairs to first floor landing, column radiator, under stairs store, recessed ceiling lights and doors to all rooms.

Guests WC

Having low level wc, hand basin, tiled floor and walls, extractor and ceiling light point.

Dining Room 13' 4" max x 12' 0" (4.06m x 3.65m)

Front Facing - Having double panel radiator, two wall light points and ceiling light point.

Lounge 23' 9" x 11' 4" (7.23m x 3.45m)

Rear Facing - Having feature fire surround, double panel radiator, single panel radiator, two wall light points, two ceiling light points and bi-fold doors to rear patio and garden.

Breakfast Kitchen 20' 1" x 10' 10" (6.12m x 3.30m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, two built in electric ovens, gas hob, chimney style cooker hood, space for fridge freezer, single panel radiator, marble effect tiled flooring recessed ceiling lights, feature lighting, velux window and door to side passage.

Side Passage

Having tiled floor, wall mounted combination gas central heating boiler, ceiling light point, doors to rear and garage.

Integral Garage 16' 0" x 7' 6" (4.87m x 2.28m)

Having double doors, vinyl flooring, power and light with plumbing for washing machine.

First Floor Landing

Having doors to all rooms, ceiling light point and access to loft space.

Bedroom one 14' 2" max x 10' 5" (4.31m x 3.17m)

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

Bedroom Two 12' 1" x 11' 4" (3.68m x 3.45m)

Rear Facing - Having double panel radiator and ceiling light point.

Bedroom Three 14' 7" x 7' 10" (4.44m x 2.39m)

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

Bedroom Four 8' 4" x 8' 2" (2.54m x 2.49m)

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

Shower Room

Side Facing - Having double shower cubicle with mixer shower, low level wc, hand basin set into vanity unit, heated towel rail, vinyl flooring, tiled walls, extractor and ceiling light point.

Family Bathroom 7' 9" x 5' 0" min (2.36m x 1.52m)

Front Facing - Fitted with suite comprising paneled bath with mixer shower over, low level wc, wash hand basin, column radiator, vinyl flooring, tiled walls, extractor and ceiling light point.

Frontage

Crete print style driveway with lots of off road parking and access to garage.

Rear Garden

Large garden having sunny aspect with paved patio area and steps up to large lawn area.

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.

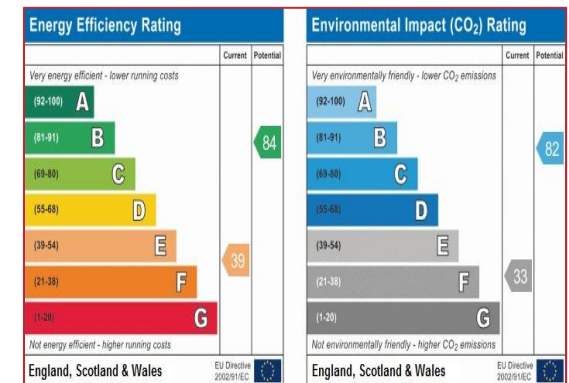
The floor plan shows a house with the following layout:

- Lounge:** A large pink room on the left side.
- Dining Room:** A pink room at the bottom left, adjacent to the lounge.
- Kitchen/Breakfast Room:** A green room at the top right, containing a sink, stove, and a dashed square indicating a table area.
- Garage:** A purple room on the right side, adjacent to the kitchen.
- Hall:** An orange central hallway containing a bathroom, stairs, and a door to the porch.
- Porch:** An orange area at the bottom entrance.
- Balcony:** A small area labeled 'B' at the top right, accessible from the kitchen area.

This floor plan shows a 4-bedroom house with a central landing. The layout includes:

- Bedroom 1:** A large orange room on the left side.
- Bedroom 2:** A large green room at the top left.
- Bedroom 3:** A large purple room at the top right.
- Bedroom 4:** A pink room on the right side, adjacent to the landing.
- Landing:** A central orange area with a staircase leading up and down.
- Bathroom:** A pink room at the bottom center, containing a bathtub, toilet, and sink.
- Ensuite:** A small blue room at the top right, containing a toilet and sink, likely an ensuite for Bedroom 3.

The house has a front entrance at the bottom center and a rear entrance at the top center. There are also side entrances to the bedrooms and landing.



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