



humberstones
homes

10 MILL HILL, SMETHWICK, WEST MIDLANDS, B67 6HR
£175,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities, facilities and school, whilst the local major road network enables commuting to the surrounding areas. From Norman Road proceed over the island into Stanhope Road, then turn left into Mill Hill where the property can be found on the right hand side as indicated by the agents for sale board.

DESCRIPTION

This is a well presented and extended three bed end terraced home with off road parking and has no upward chain. Ideal for first time buyers the property is set within this popular neighbourhood. The accommodation briefly comprises on the ground floor of, entrance porch and hall, lounge and kitchen/diner. At first floor level there is a landing three bedrooms and refitted bathroom. Externally to the front there is off road parking and low maintenance garden to the rear. The property benefits from gas central heating and majority upvc double glazing. EPC Rating: D

Part glazed wooden door leads to Entrance Porch

Having wooden door to entrance hall.

Entrance Hall

Having double panel radiator, ceiling light point, stairs to first floor landing and door to lounge.

Lounge 13' 11"max x 12' 0" (4.24m x 3.65m)

Front Facing - Having double panel radiator, ceiling light point and door to kitchen/diner.

Kitchen/Diner 16' 10"max x 14' 0"max (5.13m x 4.26m)

Rear Facing - Fitted with wall and base units having work surfaces over, inset sink, cooker recess, plumbing for washing machine, space for fridge freezer, single panel radiator, vinyl flooring two ceiling light points, door to rear garden and door to under stairs store housing wall mounted combination gas central heating boiler.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom and ceiling light point.

Bedroom One 11' 4" x 10' 0" (3.45m x 3.05m)

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

Bedroom two 12' 0" x 8' 4"min (3.65m x 2.54m)

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

Bedroom Three 9' 0"max x 8' 5"max (2.74m x 2.56m)

Front Facing - 'L' shaped including stair bulkhead with cupboard over, single panel radiator and ceiling light point.

Bathroom

Rear Facing - Refitted with suite comprising paneled bath with electric shower and screen, integrated wc and wash hand basin set into vanity unit, heated towel rail, vinyl flooring and ceiling light point.

Frontage

Set behind low level wall having off road parking and access to rear garden.

Rear Garden

Low maintenance split level paved 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.

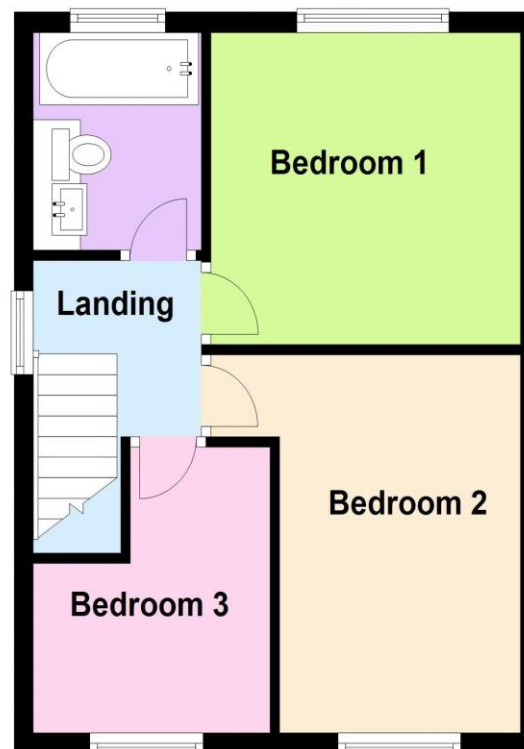
Property Related Services

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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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