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homes

10 DORSET ROAD, EDGBASTON, BIRMINGHAM, B17 8EN
£180,000





LOCATION

Dorset Road can be found in the residential area of Edgbaston close to it's borders with Bearwood & Smethwick giving excellent access to local shops & businesses on Bearwood High Street as well as bus routes. It can be found by turning off Sandon Road into Willow Avenue and continue for some distance until Willow Avenue leads into Dorset Road where the property can be found on the left hand side as indicated by the agent's For Sale board.

DESCRIPTION

This spacious terraced home comes with an extensive garden to the rear in the popular location of Edgbaston. It comprises on the ground floor of an entrance hall, downstairs WC, dining room, lounge and kitchen. On the first floor is a landing, 3 double bedrooms & a bathroom. There are gardens to both front and rear and the property itself benefits from gas central heating & double glazing being fitted. All mains services are connected. EPC rating: D

Front door leads to Entrance Hall

Double panel radiator, 3 pendent ceiling lights, stairs to first floor, doors to all ground floor rooms

WC

Front facing, WC, wash hand basin, ceiling light

Dining Room 14' 9" into bay x 11' 4" max chimney recess (4.49m x 3.45m)

Front facing, single panel radiator, pendent ceiling light

Lounge 17' 3" into bay x 11' 2" max chimney recess (5.25m x 3.40m)

Rear facing, wood laminate flooring, double panel radiator, pendent ceiling light, double doors to rear garden

Kitchen 10' 2" x 5' 10" (3.10m x 1.78m)

Rear facing, single drainer stainless steel sink unit, work surfacing with splash tiling, built in double oven, gas hob with cooker hood over, built in fridge freezer, plumbing for washing machine, floor & wall mounted units, tiled flooring, cupboard containing wall mounted boiler, ceiling light



First Floor Landing

Access to roof space, ceiling light, doors to all first floor rooms

Bedroom One 12' 2" x 11' 4" max chimney recess (3.71m x 3.45m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 14' 1" x 9' 5" max chimney recess (4.29m x 2.87m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 10' 10" x 7' 3" (3.30m x 2.21m)

Rear facing, single panel radiator, pendent ceiling light

Bathroom

Front facing, fitted with a white suite, panel bath with shower style tap, WC, pedestal wash hand basin, part tiled walls, wall mounted radiator, ceiling light

Front Garden

To the front of the property is a walled foregarden with gated access and hedgerows to both sides. There is a paved area with shrub borders & beds.

Rear Garden

To the rear is an extensive garden with private aspect. Immediately beyond the house is a patio area and lawned area with a paved path leading to the second garden area which is predominately turfed.

Tenure

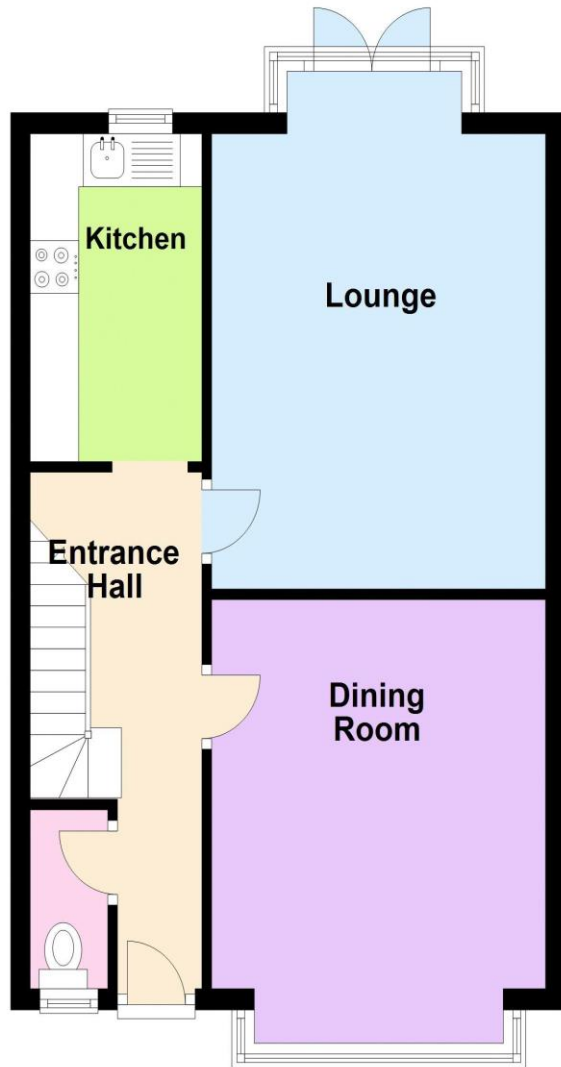
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

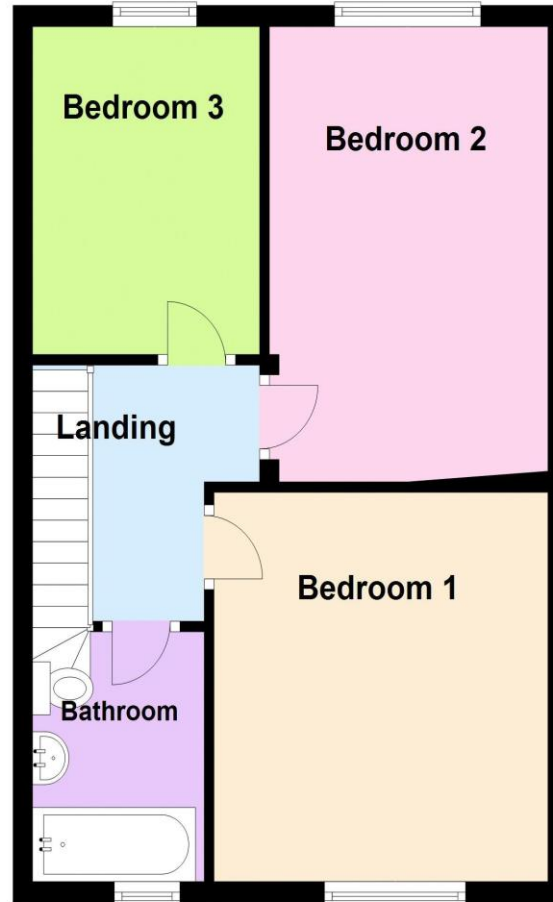
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	56	64	(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	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England, Scotland & Wales

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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