



**humberstones**  
homes

4 HAMILTON ROAD, BEARWOOD, WEST MIDLANDS, B67 5QE  
**£225,000**







### LOCATION

The property occupies a pleasant position within this popular Bearwood location, and is close to Warley Woods/Golf Course, whilst Lightwoods Park is just a short distance away, and is handy for all local shopping facilities within Bearwood Town Centre, 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 Abbey Road into Rathbone Road and then turn left Hamilton road where the property will be found on the left hand side as indicated by the agents for sale board.

### DESCRIPTION

Well presented semi detached home with character appeal set in the popular Bearwood location, close to Warley Woods. The accommodation briefly comprises on the ground floor of entrance hall, 27ft lounge/diner with feature fireplace and double doors to rear, plus kitchen. At first floor level there is a landing three good sized bedrooms and refitted bathroom. Externally to the front there is on street parking and foregarden with double gates adjacent leading to rear garage. The property benefits from upvc double glazing and gas central heating. EPC Rating: TBC

#### Canopy porch with part glazed composite door to Entrance Hall

#### Entrance Hallway

Having laminate flooring, stairs to first floor landing, understairs store, cupboard housing combination gas central heating boiler, ceiling light point and door to lounge/diner.

#### Lounge/Diner 27' 0"max x 11' 9"max (8.22m x 3.58m)

Dual Aspect - Having feature fire surround with gas fire, double panel radiator, two ceiling light points, door to kitchen and double doors to rear garden.

#### Kitchen 9' 7" x 7' 0" (2.92m x 2.13m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, courtesy tiling, built in gas oven and hob with extractor over, integrated fridge freezer, plumbing for washing machine, tiled floor, ceiling light point and door to rear garden.

#### First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

#### Bedroom One 13' 2"max x 11' 0"max (4.01m x 3.35m)

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

#### Bedroom Two 13' 0" x 11' 0"max (3.96m x 3.35m)

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

#### Bedroom Three 7' 9" x 7' 3" (2.36m x 2.21m)

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

#### Bathroom 7' 1" x 6' 0" (2.16m x 1.83m)

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

#### Frontage

Set back from the road behind low level wall with well stocked borders. Having on street parking there are double gated to the side giving access to the rear and garage, shared only with the neighbours either side.

#### Rear Garden

Enclosed garden with sunny aspect having paved patio area the remainder being predominantly laid to lawn with well stocked herbacious borders and access to rear garage.

#### Garage 16' 0" x 16' 0" (4.87m x 4.87m)

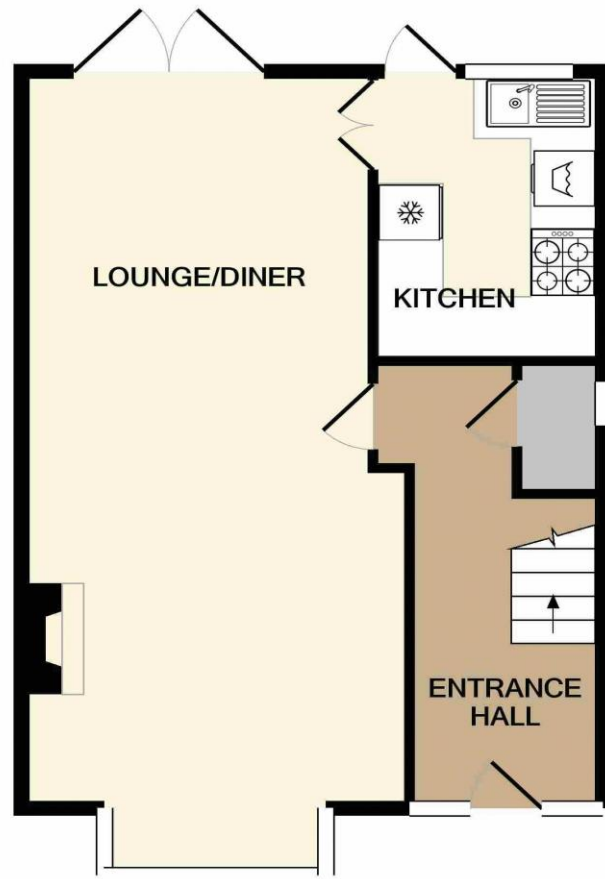
Having up and over door.

#### Tenure

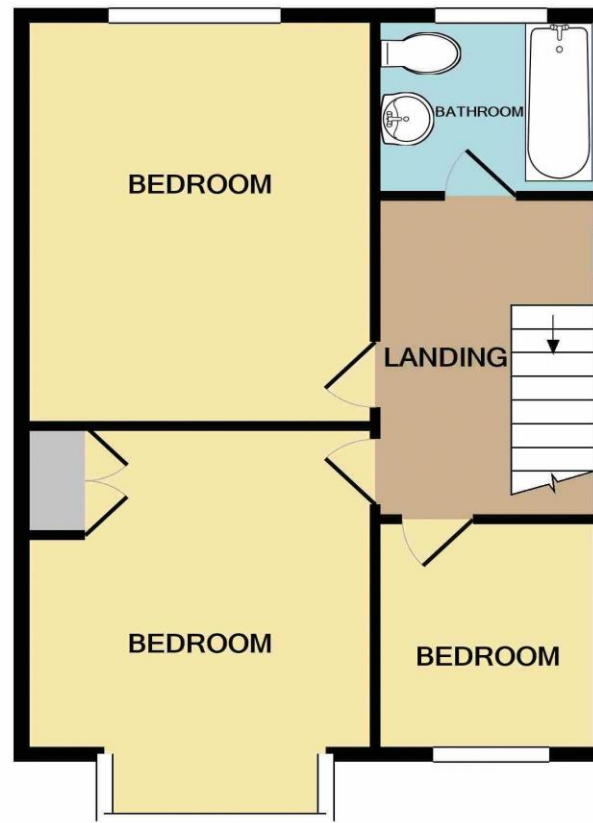
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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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