



humberstones
homes

30 SYDNEY ROAD, WARLEY WOODS AREA, SMETHWICK, WEST MIDLANDS, B67 5QQ
£165,000





LOCATION

Sydney Road is a popular residential Road and is extremely handy for nearby Warley Woods/Golf Course, whilst Bearwood Town Centre is just a short distance away providing local shopping facilities and amenities. 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 second left into Sydney Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious, 3 bedroomed semi detached home close to Warley Woods/Golf Course, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, breakfast kitchen, and rear vestibule area (with downstairs wc off). First floor provides 3 bedrooms and shower room. Outside is a pleasant rear garden. Double glazed and Gas radiator heating. EPC rating D.

Single Glazed Porch

Double glazed front door leads through to :-

Entrance Hall

Radiator, staircase with handrail rising to the first floor, and door leads through to :-

Lounge 15' 2"(into bay) x 13' 11"(max) (4.62m x 4.24m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth. Useful built in understair storage cupboard and door leads to :-

Breakfast Kitchen 17' 0"(max) x 9' 11"(max) (5.18m x 3.02m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with cupboard below, gas cooker point and cooker hood above, complimentary tiling to the walls, and door leads through to :-

Rear Vestibule Area

Double glazed door to the rear garden and door to :-



Downstairs WC

Double glazed window to the rear, radiator, WC, and complimentary tiling to the walls.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 11' 11"(max) x 8' 6"(plus door recess) (3.63m x 2.59m)

Double glazed window to the front. Radiator.

Bedroom Two 10' 5"(to back of wardrobe) x 9' 11" (3.17m x 3.02m)

Double glazed window to the rear, radiator, fitted wardrobe with hanging rail and storage, and fitted dressing table with drawers.

Bedroom Three (L-shaped) 9' 1"(max) x 8' 5"(max) (2.77m x 2.56m)

Double glazed window to the front, radiator, and built in storage cupboard.

Shower Room 6' 9" x 6' 3" (2.06m x 1.90m)

Double glazed window to the rear, radiator, and suite comprising :- Pedestal wash handbasin, wc, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

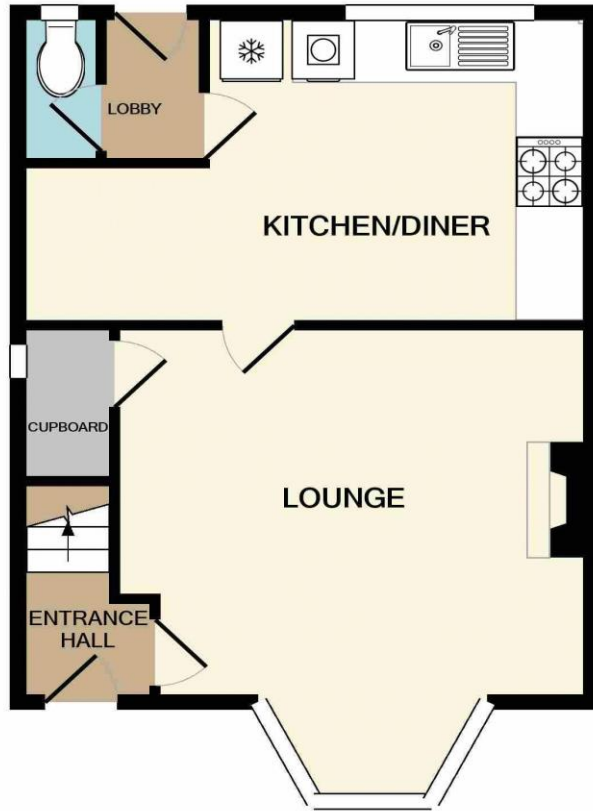
Pleasant rear garden with patio, shaped lawn, well stocked shrub borders, small garden pond, and side access gate.

Tenure

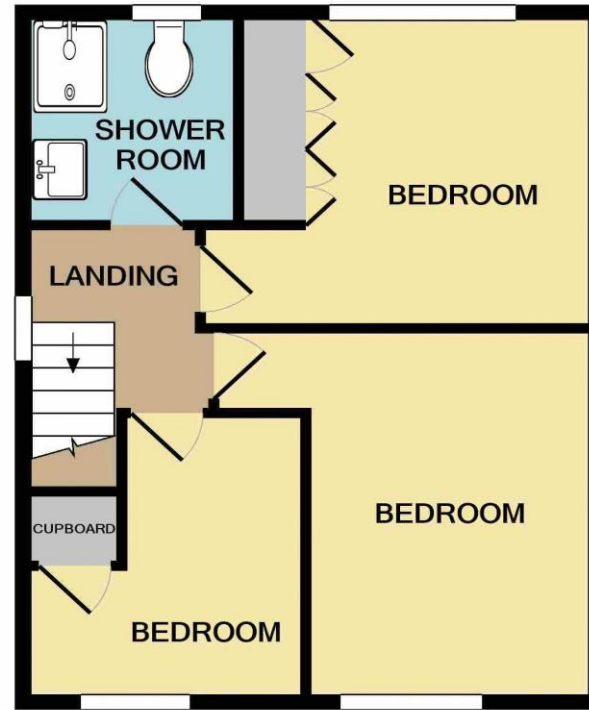
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.

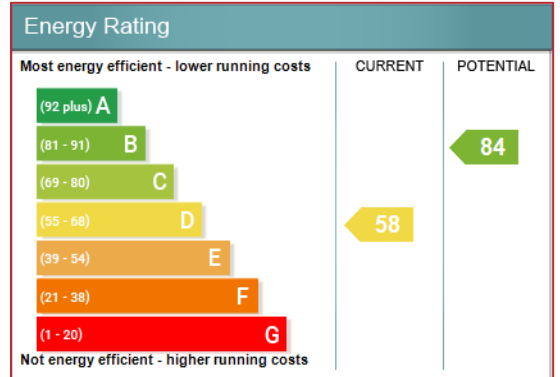
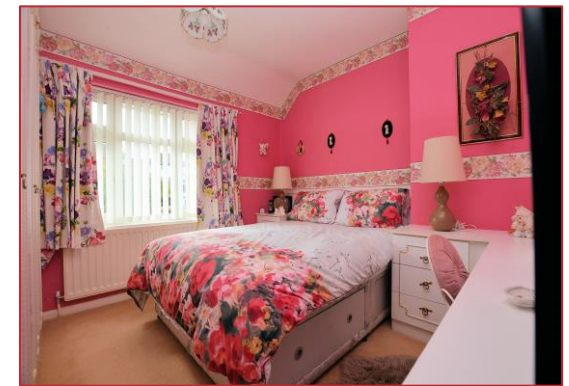


GROUND FLOOR



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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