



humberstones
homes

24 HAMILTON ROAD, SMETHWICK, WEST MIDLANDS, B67 5QE
£269,950





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities, facilities and Warley Woods/Golf Course is just a short distance away. A large selection of shops are available 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 Norman Road into Alexander Road and second left into Hamilton Road where the property is then situated a distance along on the right hand side.

DESCRIPTION

This superb property offers the chance to acquire a spacious, considerably extended and well presented 5 Bedroom semi detached family home in popular location, close to Warley Woods, set back behind a drive providing off road parking and briefly comprising the following accommodation. On the ground floor is an Entrance hall, spacious lounge, superb open plan dining/living area opening to extended, fitted kitchen, downstairs WC and useful store/utility area. First Floor provides 5 bedrooms, family bathroom and separate shower room. Outside is a pleasant, well maintained rear garden. Double glazed and gas radiator Heating, EPC rating tbc.

Entrance Hall

Radiator, staircase rising to the First Floor and door leads through to :-

Lounge 13' 10"(into recess) x 11' 10"(max) (4.21m x 3.60m)

Double glazed window to the front, radiator, attractive feature fire surround with hearth. Double opening doors lead through to :-

Open Plan Sitting/Dining Area opening through to Kitchen 19' 0"(max overall) Comprising :-

Dining/Sitting Area 16' 0"(max) x 9' 6" (4.87m x 2.89m)

Radiator, ceiling spot lights, and opening through to :-

Extended and Fitted Kitchen 22' 5"(max) x 8' 3"(min) 23'8" (max at longest point) (6.83m x 2.51m)

2 Double glazed windows to the rear, radiator, range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, additional circular bowl sink, gas cooker point and cooker hood above, integral oven, central heating boiler, remote control heater/air con unit, double glazed double opening doors onto the rear garden, and further doors off to :-

Downstairs WC

Radiator, wash handbasin, and WC.

Store/Utility Area 8' 1" x 5' 6" (2.46m x 1.68m)

Door to the front and shelving.

First Floor Landing

Skylight and doors off to all First Floor Accommodation.

Bedroom One 11' 4"(max) x 9' 11"(max) (3.45m x 3.02m)

Double glazed window to the rear providing pleasant outlook over rear garden. Radiator.

Bedroom Two 11' 11"(max) x 8' 5"(plus recess) (3.63m x 2.56m)

Double glazed window to the front, ceiling spot lights and radiator.

Bedroom Three 8' 9"(max) x 8' 2"(max) (2.66m x 2.49m)

Double glazed window to the front and radiator.

Bedroom Four 9' 7" x 6' 7" (2.92m x 2.01m)

Double glazed window to the rear. Radiator.

Bedroom Five 12' 4"(max) x 5' 4"(max) (3.76m x 1.62m)

Double glazed window to the front. Radiator.

Family Bathroom 6' 10" x 5' 4" (2.08m x 1.62m)

Double glazed window to the rear, radiator, and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

Shower Room 6' 8" x 2' 5" (2.03m x 0.74m)

Electric heated towel rail and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the Accommodation.

Rear Garden

Superb feature of the property offering a pleasant, well maintained rear garden with patio, feature decking area, lawn and shrub borders.

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.



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



