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homes

27 LIGHTWOODS HILL, BEARWOOD, WEST MIDLANDS, B67 5DY
Offers in Excess of £245,000





LOCATION

The property occupies a pleasant position within this popular, sought after part of Central Bearwood, and enjoys delightful outlook from the front directly over Lightwoods Park. Many shopping facilities are available within Bearwood Town Centre which is just a short distance away, whilst Hagley Road enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located travelling from Bearwood Town Centre along Adkins lane which continues into Lightwoods Hill and the property is situated on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and improved 4 bedrooomed mid terrace in popular, convenient location having SUPERB VIEWS to the front directly over Lightwoods Park. The property comprises the following accommodation :- On the ground floor is a porch, spacious through lounge/dining area, inner hall (with downstairs wc off), and fitted breakfast kitchen (with integrated oven/hob and dishwasher). First floor provides 3 bedrooms and bathroom and second floor/loft conversion offers additional double bedroom (with shower room en-suite). Double Glazed and Gas Radiator Heating. EPC rating D.

Porch

Front door lead through to :-

Through Lounge/Dining Area 25' 10" (max overall and into bay) x 13' 7" (max) (7.87m x 4.14m)

Double glazed bay window to the front with views directly over Lightwoods Park, 2 radiators, and door leads to :-

Inner Hall

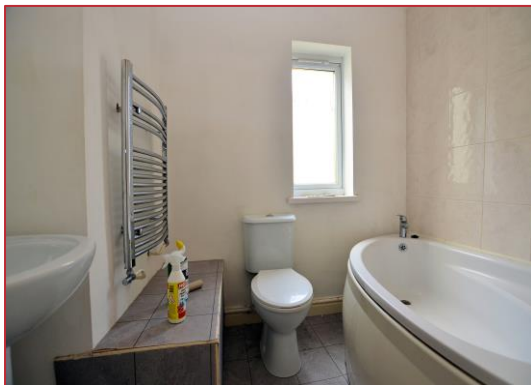
Staircase rising to the First Floor, and door to :-

Downstairs WC

With low level flush WC.

Fitted Breakfast Kitchen 21' 0" (max) x 7' 6" (max) (6.40m x 2.28m)

2 Double Glazed windows to the side, double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated dishwasher, concealed central heating boiler, and double glazed door to the rear.



First Floor Landing

Staircase rising to Loft Conversion and doors off to all First Floor Accommodation.

Bedroom One 13' 8" x 10' 11" (4.16m x 3.32m)

2 Double glazed windows to the front providing superb outlook directly over Lightwoods Park. Radiator.

Bedroom Two (L-shaped) 12' 0" (max) x 9' 10" (into recess) (3.65m x 2.99m)

Double glazed window to the rear, radiator.

Bedroom Three 7' 9" x 7' 8" (2.36m x 2.34m)

Double glazed window to the rear and radiator.

Bathroom 6' 6" (plus recess) x 5' 2" (1.98m x 1.57m)

Double glazed window to the side, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc, and complimentary tiling to the walls.

Loft Conversion/Bedroom Four 18' 0" (max overall at floor level) x 13' 2" (into recess) (5.48m x 4.01m)

Skylight to the front, radiator and door leads through to :-

Shower Room En-Suite 10' 7" (max) x 3' 2" (max) (3.22m x 0.96m)

Heated towel rail and suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls,

Front

Small Foregarden leading to the Accommodation.

Rear Garden

Slabbed area and rear 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



2ND 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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Energy Rating

Most energy efficient - lower running costs

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

Not energy efficient - higher running costs

CURRENT

64

POTENTIAL

79

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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