



humberstones
homes

61 EDGBASTON ROAD, SMETHWICK, WEST MIDLANDS, B66 4LG
£300,000





LOCATION

The property is conveniently situated and is handy for all shopping facilities available within Cape Hill including large Asda and Matalan stores, whilst Victoria Park is easily accessible. The local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off High Street into Edgbaston Road where the property is situated a distance along on the right hand side.

DESCRIPTION

This is an extremely spacious, currently 5 bed roomed mid terrace home offering flexible living accommodation, and is handy for local shops and park. The property briefly comprises the following accommodation :- On the ground floor is a Porch, 34FT long entrance hall, spacious lounge, separate large sitting room, additional dining room, 16FT kitchen and downstairs bathroom. First Floor provides 3 good sized bedrooms and bathroom. Second Floor (loft conversion) offers 2 further double bedrooms (one of which having shower room en-suite). Outside is a good sized rear garden. Double glazed and gas radiator heating. EPC rating E.

Porch

Door to :-

Entrance Hall

Staircase rising to the First Floor, radiator and doors off to :-

Lounge 14' 6" (into bay) x 12' 6" (4.42m x 3.81m)

Double glazed bay window to the front. Radiator.

Sitting Room 26' 1" (into recess) x 13' 2" (max) (7.94m x 4.01m)

2 Radiators, dado rail and double glazed sliding patio door onto the rear garden.

Dining Room 19' 9" x 9' 5" (6.02m x 2.87m)

Double glazed window to the side, radiator and door leads through to :-

Kitchen 16' 8" x 9' 9" (5.08m x 2.97m)

Double glazed window to the side, range of base and wall mounted units, rolled top work surface areas, display cabinet, one and a half bowl single drainer sink with mixer tap, central heating boiler, tiled walls, door to the side providing access to the rear garden and further door leads to :-



Downstairs Bathroom 9' 7" x 6' 5" (2.92m x 1.95m)

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

First Floor Landing

Staircase rising to Second Floor/Loft Conversion, 2 radiators, and doors off to all First Floor Accommodation.

Bedroom One 17' 3" x 11' 6" (5.25m x 3.50m)

2 Double glazed windows to the front. Radiator.

Bedroom Two 16' 9" x 13' 5" (5.10m x 4.09m)

Double glazed window to the rear and radiator.

Bedroom Three 12' 1" x 9' 6" (3.68m x 2.89m)

Double glazed window to the rear and radiator.

Bathroom 7' 2" x 6' 4" (2.18m x 1.93m)

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

Second Floor Landing

Doors off to :-

Bedroom Four 16' 8" (into recess) x 13' 6" (max) (5.08m x 4.11m)

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

Shower Room En-Suite 6' 11" x 3' 4" (2.11m x 1.02m)

Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Bedroom Five 16' 10" x 11' 8" (max) (5.13m x 3.55m)

Double glazed window to the front. Radiator.

Front

Small foregarden leading to the accommodation.

Rear Garden

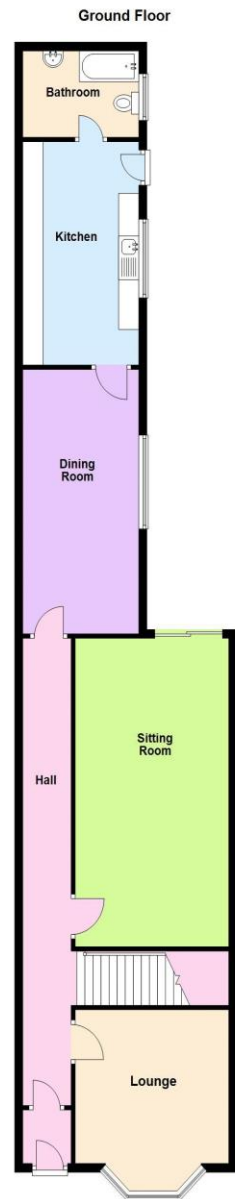
Good sized rear garden with patio and lawn area.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) 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	Potential
		72
	41	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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