



**humberstones**  
homes

12 EVERED CLOSE, SMETHWICK, WEST MIDLANDS, B66 2EU  
**£295,000**







### LOCATION

The property occupies a delightful position upon this popular, modern development with pleasant canal side outlook to the front, and is handy for shopping facilities and amenities, whilst the local major road network enables commuting into Birmingham City Centre, M5 Motorway (J1) and further to the surrounding areas. The property can be located turning off Lewisham Road into Smeaton Avenue, then into Evered Close, follow the road around to the right and the property is then situated on the right hand side.

### DESCRIPTION

Superb, extremely spacious, modern 3 Storey Town House (built in 2018 and still covered by remainder of NHBC guarantee), occupying a delightful position upon this popular development with pleasant outlook to the front, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), super fitted kitchen (with range of integrated appliances) and opening through to Dining area. First floor provides spacious L- shaped lounge, house bathroom and double bedroom. Second floor provides 3 further good sized bedrooms (principle bedroom having en-suite shower room). Outside is a garage and pleasant rear garden. Double Glazed and Gas Radiator Heating. EPC rating B.

#### Entrance Hall

Radiator, staircase rising to the first floor and doors off to :-

#### Downstairs WC. 5' 10" x 3' 5" (1.78m x 1.04m)

Double glazed window to the front, radiator, low level flush wc, and wash handbasin.

#### Super Fitted Kitchen/Dining Area 25' 10"(max overall)

Comprising :-

#### Fitted Kitchen Area 17' 6" x 9' 1" (5.33m x 2.77m)

Fine range of base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 5 ring gas hob and cooker hood above, integrated fridge/freezer, washing machine, and dishwasher, ceiling spot lights and opening through to :-

#### Dining Area 8' 4" x 9' 1" (2.54m x 2.77m)

Ceiling spot lights, double glazed window to the side, radiator, 2 skylights and double glazed, double opening doors onto the rear garden.

#### First Floor Landing

Staircase rising to the Second Floor, radiator and doors off to all First Floor Accommodation.



#### Lounge (L- shaped) 17' 11"(max) x 14' 3"(max) (5.46m x 4.34m)

Double glazed window to the front, 2 radiators and double glazed double opening doors to the front with Juliette Balcony providing pleasant outlook over canal and beyond.

#### Bedroom Four 12' 1"(max) x 10' 8"(max) (3.68m x 3.25m)

Double glazed window to the rear, radiator, and fitted wardrobe with mirrored sliding doors, hanging rail and storage.

#### House Bathroom 8' 4"(max) x 6' 11"(max) (2.54m x 2.11m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

#### Second Floor Landing

Built in Store/Airing Cupboard, and doors off to :-

#### Bedroom One 14' 3"(max) x 10' 8"(max) (4.34m x 3.25m)

Radiator, fitted wardrobe having mirrored sliding doors, hanging rail and storage. Double glazed double opening doors to Juliette Balcony providing delightful outlook to the front. Door leads through from the Bedroom to :-

#### Shower Room En-Suite 7' 2" x 6' 11" (2.18m x 2.11m)

Ceiling spot lights, double glazed window to the front, heated towel rail and suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

#### Bedroom Two 12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to the rear and radiator.

#### Bedroom Three 8' 7" x 8' 5" (2.61m x 2.56m)

Double glazed window to the rear. Radiator.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage

Up and over door and pedestrian door to the rear garden.

#### Rear Garden

Pleasant rear garden with lawn area and side access gate.

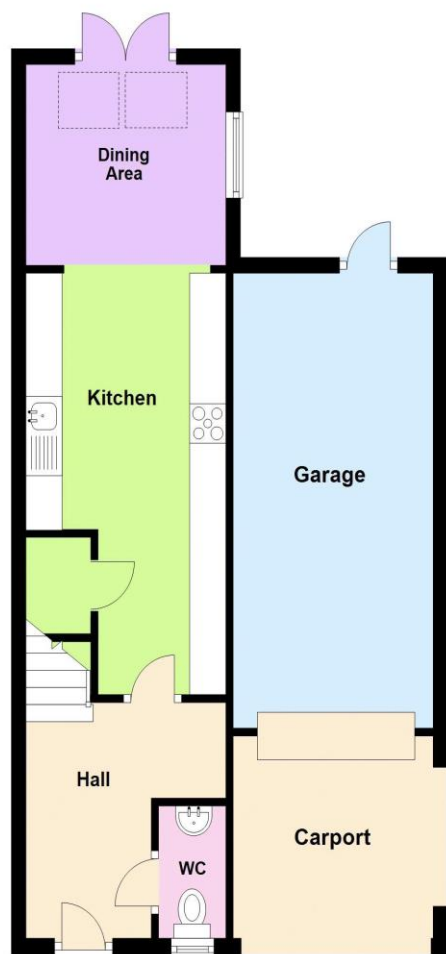
#### Tenure

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.

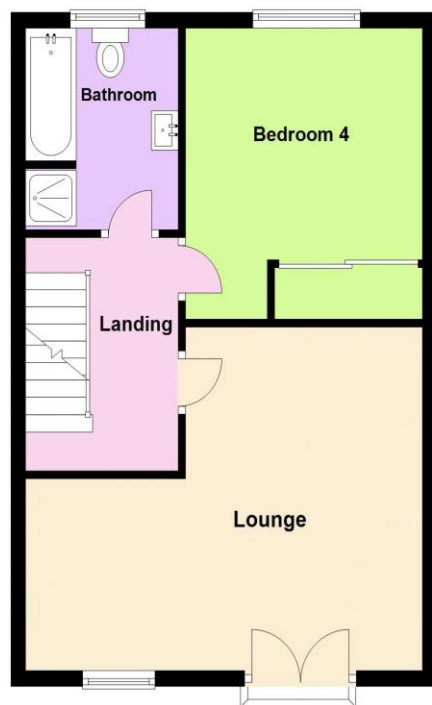
#### Property Related Services

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.

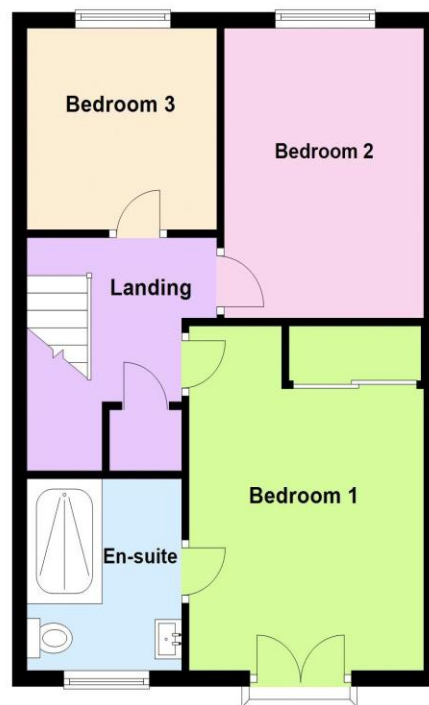
Ground Floor




First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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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