



**humberstones**  
homes

37 HALL ROAD, SMETHWICK, WEST MIDLANDS, B67 6SQ

**£145,000**





### LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities and local park, whilst both Smethwick Galton Bridge and Smethwick Rolfe Street train stations are a short distance away which provides access into Birmingham City Centre. Local major road network enables commuting to the surrounding areas. The property can be located turning off Londonderry Lane into Hall Road, and is then situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, This is a good sized 3 bedroom semi detached home in popular location, requiring modernization and offering potential, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, lounge, separate dining room and kitchen. First floor provides 3 bedrooms and bathroom. Outside is a rear garden. EPC rating F.

### Entrance Hall

Staircase rising to the First Floor, understair storage cupboard and doors off to all ground floor accommodation.

### Lounge 14' 11" x 11' 10"(max) (4.54m x 3.60m)

2 Double glazed windows to the rear, fitted storage cupboard, and feature fire surround with hearth.

### Dining Room

Single glazed window to the front, tiled fireplace and hearth.

### Kitchen 10' 4"(max) x 7' 0" (3.15m x 2.13m)

Single glazed window to the rear, single drainer sink with cupboard below, complimentary tiling to the walls, single glazed door to the rear garden.

### First Floor Landing

Single glazed window to the side, loft access and doors off to all first floor accommodation.

### Bedroom One 15' 0" x 11' 11"(max) (4.57m x 3.63m)

2 Single glazed windows to the rear.

### Bedroom Two 11' 11"(max) x 9' 0"(max) (3.63m x 2.74m)

Single glazed window to the front.

### Bedroom Three 9' 6" x 7' 0" (2.89m x 2.13m)

Single glazed window to the rear.

### Bathroom 6' 11" x 5' 10" (2.11m x 1.78m)

Double glazed window to the front, electric heated towel rail and coloured suite comprising :- Bath, wash handbasin, wc and complimentary tiling to the walls.

### Front

Drive providing off road parking and leading to the accommodation.

### Rear Garden

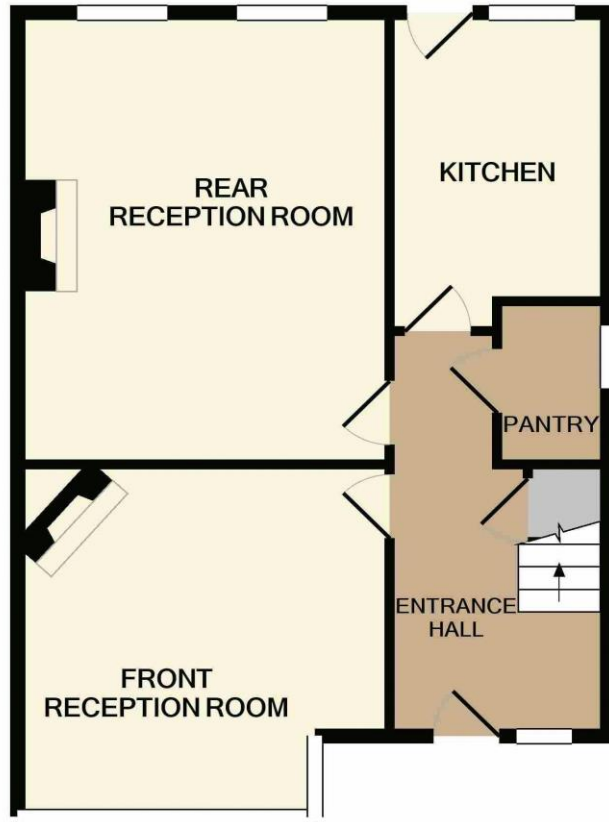
Patio, outbuilding/store and lawn area.

### Tenure

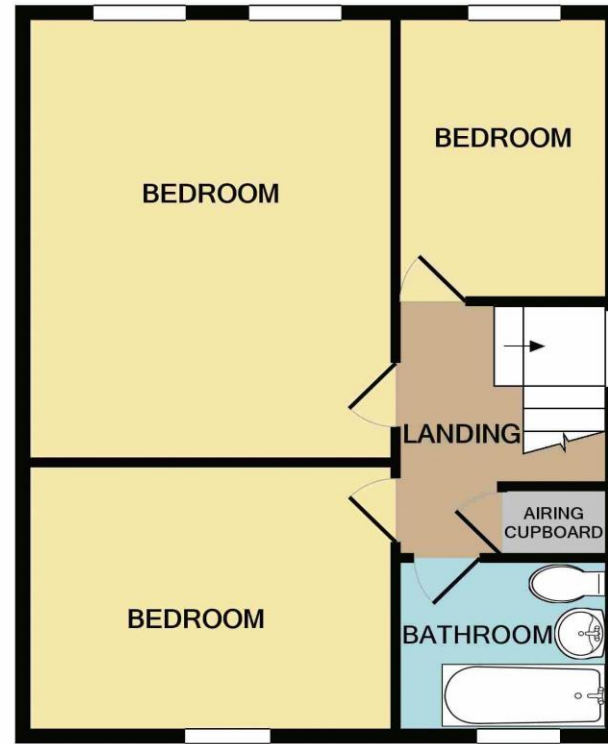
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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.

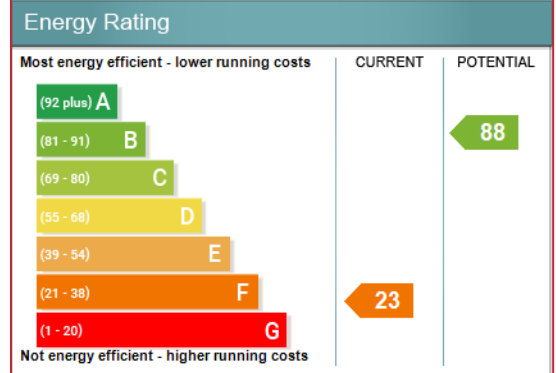


GROUND FLOOR



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  
 Made with Metropix ©2021



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



