



**humberstones**  
homes

43 PAVILION AVENUE, SMETHWICK, WEST MIDLANDS, B67 6LD

**£165,000**







### LOCATION

Pavilion Avenue is a pleasant cul-de-sac that can be found in the residential area of Smethwick close to it's borders with Oldbury. This gives excellent access to local shops & amenities including Warley Woods. The property can be found by turning off Norman Road into Hurst Road then immediately turning right into Broadmoor Avenue which in turn leads into Pavilion Avenue where the property can be located at the head of the cul-de-sac on the left hand side.

### DESCRIPTION

This well presented semi-detached home in a cul-de-sac location and comprises on the ground floor of an entrance hall, lounge, kitchen diner & outside WC. On the first floor is a landing, 3 bedrooms & family bathroom. There is a driveway to the front giving off road parking with a good sized garden to the rear with patio & lawned area. It benefits from gas central heating & double glazing fitted. EPC Rating: D

**Part glazed front door to entrance hall**

### Entrance Hall

Single panel radiator, pendent ceiling light, stairs to first floor, door to lounge

### Lounge 12' 8" into recess x 11' 8" (3.86m x 3.55m)

Front facing, feature fire place with wall mounted gas fire, single panel radiator, understairs cupboard, door to kitchen diner

### Kitchen/Diner 13' 9" into recess x 10' 0" (4.19m x 3.05m)

Rear facing, single drainer sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood over, plumbing for washing machine, floor & wall mounted units, double panel radiator, walk in store with Worcester boiler, ceiling light, part glazed door to rear garden with outside WC

### First Floor Landing

Side facing, access to roof space, pendent ceiling light, doors to all first floor rooms

### Bedroom One 11' 4" x 8' 5" plus door recess (3.45m x 2.56m)

Front facing, wood laminate flooring, single panel radiator, pendent ceiling light

### Bedroom Two 10' 4" x 9' 2" plus recess (3.15m x 2.79m)

Rear facing, having built in wardrobes, cupboards & shelving, single panel radiator, ceiling light

### Bedroom Three 8' 4" max x 8' 1" max L-shaped (2.54m x 2.46m)

Front facing, overstairs cupboard, single panel radiator, pendent ceiling light

### Family Bathroom

Rear facing, panel bath with shower over & shower screen to side, WC, pedestal wash hand basin, part tiled walls, double panel radiator, laminate flooring, ceiling light

### Front Garden

To the front is a crete print style driveway giving off road parking with shrub borders and gated side access to the rear garden.

### Rear Garden

To the rear is a large paved patio area with a gate that leads to a good sized lawned garden with established trees & fencing.

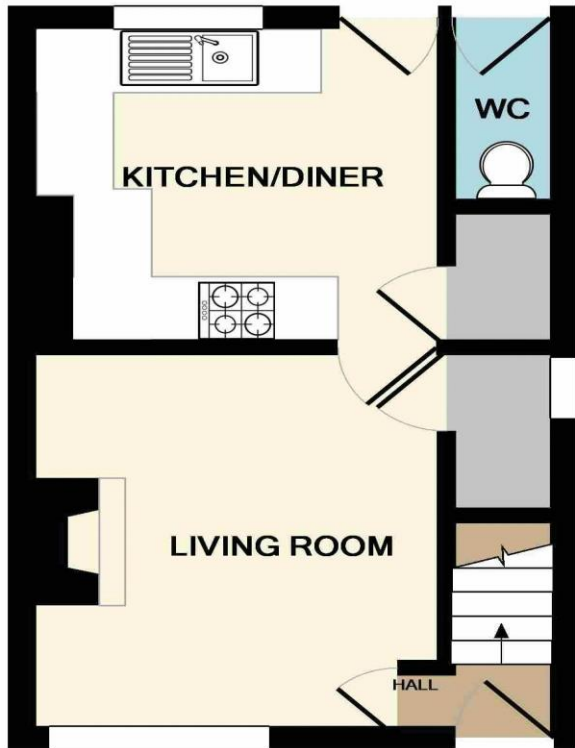
### Property Related Services

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.

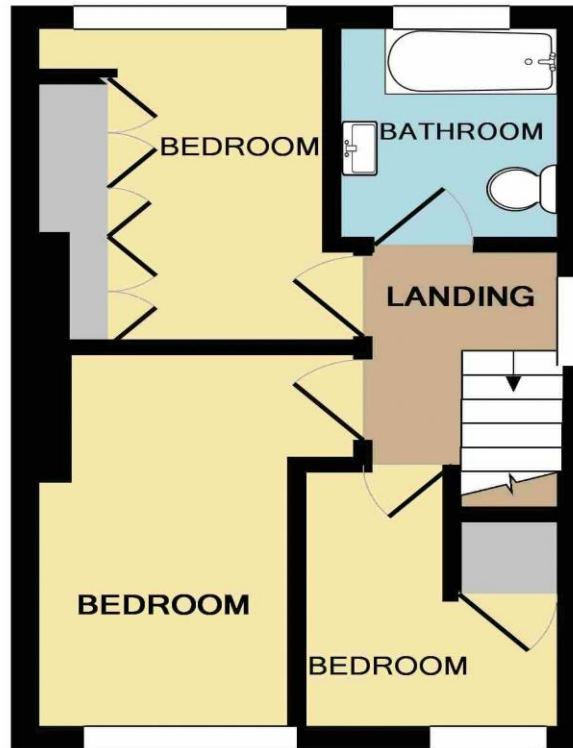
### Tenure

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.





GROUND FLOOR



1ST FLOOR

PAVILLION AVENUE, SMETHWICK, B67 6LD  
 TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

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 ©2018



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		88	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	61		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	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.

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





