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homes

10 WESTON ROAD, SMETHWICK, WEST MIDLANDS, B67 5HH
£185,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for all shopping facilities and amenities available within Bearwood Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Milcote Road into Weston Road and is then located a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 2/3 bedroomed end terrace home set within the popular Bearwood location just off Milcote Road. The property comprises the following accommodation :- On the ground floor is a porch, lounge, separate dining room, kitchen and downstairs bathroom. First floor provides 3 bedrooms (Bedroom 3 is accessed from Bedroom 2). Outside is a pleasant good length rear garden. Double glazed and gas central heating. EPC rating E.

Porch

Single glazed front door leads through to :-

Lounge 12' 10" (into bay) x 11' 11" (max) (3.91m x 3.63m)

Double glazed bay window to the front, radiator, fire surround and door leads through to :-

Inner Vestibule Area

Useful understair storage cupboard and archway to :-

Dining Room 12' 0" (max) x 11' 3" (3.65m x 3.43m)

Double glazed window to the rear, radiator, staircase rising to the First Floor and archway leads through to :-

Kitchen 10' 5" x 6' 4" (3.17m x 1.93m)

Double glazed window to the side, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, gas cooker point, complimentary tiling to the walls, doorway leads to :-

Rear Lobby

Double glazed door to the side providing access to the rear garden.

Downstairs Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

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

First Floor

Doors off to :-

Bedroom One 12' 0" (to back of storage cupboard) x 11' 3" (3.65m x 3.43m)

Double glazed window to the front, radiator and fitted storage cupboard.

Bedroom Two 12' 1" (max) x 11' 3" (plus storage cupboard) (3.68m x 3.43m)

Double glazed window to the rear, radiator, built in storage cupboard with loft access, and door from the Bedroom leads directly through to :-

Bedroom Three 10' 2" (max) x 6' 6" (max) (3.10m x 1.98m)

Double glazed window to the rear, radiator and central heating boiler.

Front

Small foregarden leading to the accommodation.

Rear Garden

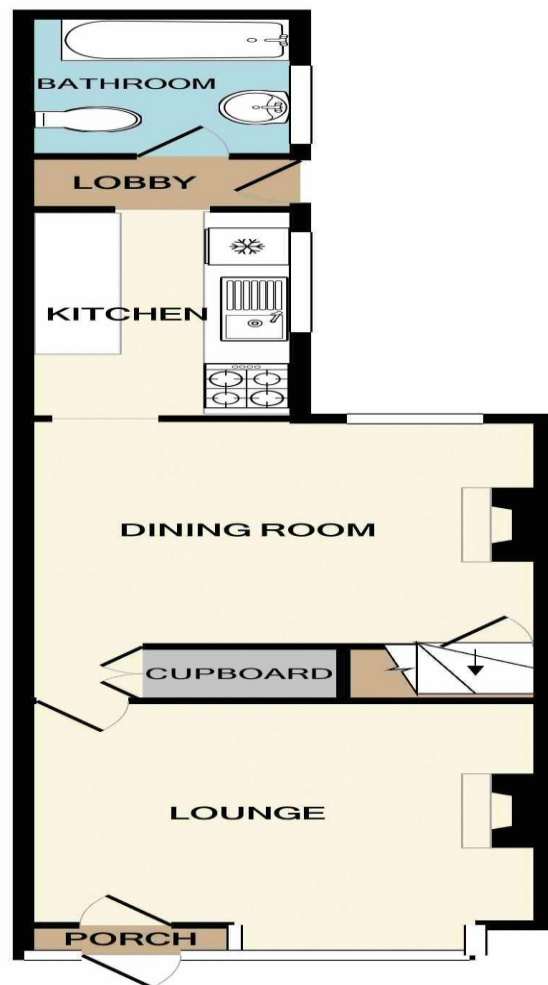
Pleasant rear garden with patio, side access gate (providing access to shared side entry), outbuilding/store, lawn area, shrubbed border and rear decking area.

Tenure

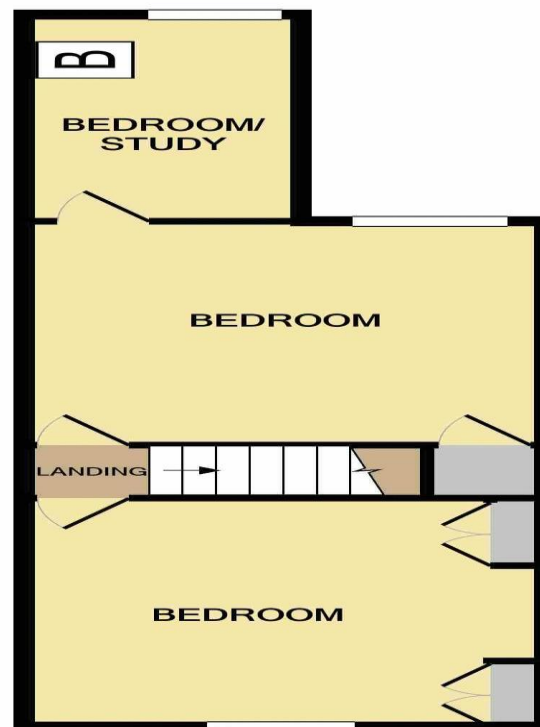
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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
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