



**humberstones**  
homes

157 MILCOTE ROAD, SMETHWICK, WEST MIDLANDS, B67 5BW  
**£232,500**







### LOCATION

The property can be found in the residential area of Bearwood/Smethwick, close to Warley Woods, Lightwoods Park and Bearwood High Street, giving access to local shops and businesses, bus routes into Birmingham and motorway access at junction 2 and 3 of the M5. The property can be found by turning off Hagley Road into Bearwood High Street, taking the 4th turning left into St Marys Road, then 2nd right into Milcote Road where the property can be found on the left hand side as indicated by the agents for sale board.

### DESCRIPTION

Offered for sale is this beautiful mid terrace family home with many character features, set within the popular central Bearwood location close to Lightwoods Park and Warley Woods. The property briefly comprises of a porch, entrance hall, lounge/diner and a fitted kitchen. On the first floor there is a landing, 2 double bedrooms and a refitted luxury bathroom. Outside is a pleasant rear garden. Double glazing and Gas Central Heating. EPC rating D.

### Porch

Door leads through to :-

### Entrance Hall

Radiator, dado rail, Feature Minton style tiled flooring, stairs to first floor, door to lounge/diner.

### Lounge/Diner 25' 7" (into bay) x 10' 4" (max) (7.79m x 3.15m)

Double glazed bay window to the front. 2 radiators, Double glazed double doors lead to rear garden and door to kitchen.

### Kitchen 14' 5" x 7' 4" (4.39m x 2.23m)

Double glazed window to the side, single drainer sink with mixer tap, work surfacing, floor and wall mounted units, Integrated double oven, built in hob and cooker hood above. Integral dishwasher and washing machine, central heating boiler, radiator, under stairs storage cupboard, Double glazed double doors lead to rear garden.

### First Floor Landing

Double glazed window to the side, radiator, built in storage cupboard, doors to all first floor accommodation.

### Bedroom One 15' 9" max x 10' 10" (4.80m x 3.30m)

Double glazed window to the front, radiator, fitted wardrobes with hanging rail.

### Bedroom Two 11' 0" x 9' 2" max (3.35m x 2.79m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

### Bathroom 10' 8" x 7' 5" (3.25m x 2.26m)

Double glazed window to the rear, radiator, and white suite comprising :- Double shower cubicle, panelled bath, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring.

### Front Garden

To the front of the property is a shrubbed garden with paved path leading to the front door.

### Rear Garden

To the rear of the property is a pleasant rear garden comprising :- patio area which in turn leads to a lawned garden with shrub borders and beds and a gated side access.

### 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.



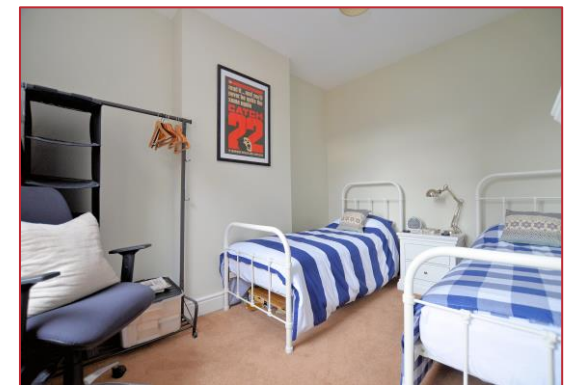
**Ground Floor**

**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



Address: 157 Milcote Road, SMETHWICK, West Midlands, B67 5BW RRN: 0136-2884-7788-9525-0201					
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		86	(81-91) <b>B</b>		87
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	64		(55-68) <b>D</b>	63	
(29-54) <b>E</b>			(29-54) <b>E</b>		
(21-28) <b>F</b>			(21-28) <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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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](mailto:sales@humberstoneshomes.co.uk)**





