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homes

105 GORSTY HILL ROAD, ROWLEY REGIS, WEST MIDLANDS, B65 0EX
£235,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities and amenities available within Blackheath Town Centre (including large Sainsbury's store), whilst the local major road network enables commuting to M5 Motorway (J2) and further to the surrounding areas. The property can be located towards the top of Gorsty Hill Road on the left hand side.

DESCRIPTION

This is a very well presented and spacious 3 bedroomed traditional style semi detached family home in popular location, with OFF ROAD PARKING at the rear and pleasant distant views to the front of surrounding area, comprises the following accommodation :- On the ground floor is an entrance hall, spacious lounge, separate dining room, recently re-fitted kitchen (having integral oven/hob) and rear verandah (with downstairs wc off). First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden with parking at the rear. Double glazed and Gas central heating. EPC rating F.

Entrance Hall

Staircase rising to the First Floor, understair storage cupboard housing the central heating boiler.

Lounge 12' 9"(into bay) x 11' 5"(max) (3.88m x 3.48m)

Double glazed bay window to the front with pleasant outlook. Radiator.

Dining Room 11' 5" x 10' 5"(max) (3.48m x 3.17m)

Double glazed window to the rear and radiator.

Re-Fitted Kitchen 8' 1" x 7' 5" (2.46m x 2.26m)

Single glazed window through to rear verandah, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, door leads to :-

Rear Verandah

Plumbing for washing machine, radiator, door to rear garden and further doors to useful store and DOWNSTAIRS WC.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 10"(into bay) x 10' 11"(max) (3.91m x 3.32m)

Double glazed bay window to the front providing super distant views of the surrounding area. Radiator.

Bedroom Two 12' 1"(max) x 11' 5" (3.68m x 3.48m)

Double glazed window to the rear and radiator.

Bedroom Three 7' 10"(max) x 7' 0"(max) (2.39m x 2.13m)

Radiator and double glazed window to the front with pleasant distant views of the surrounding area.

Bathroom 8' 0" x 5' 9" (2.44m x 1.75m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, wc and tiling to the walls.

Front

Good sized foregarden and pathway leads to the accommodation.

Rear Garden

Pleasant rear garden comprising :- Patio, lawn area, pathway and PARKING AT THE REAR, (Accessed via shared rear access).

Freehold

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

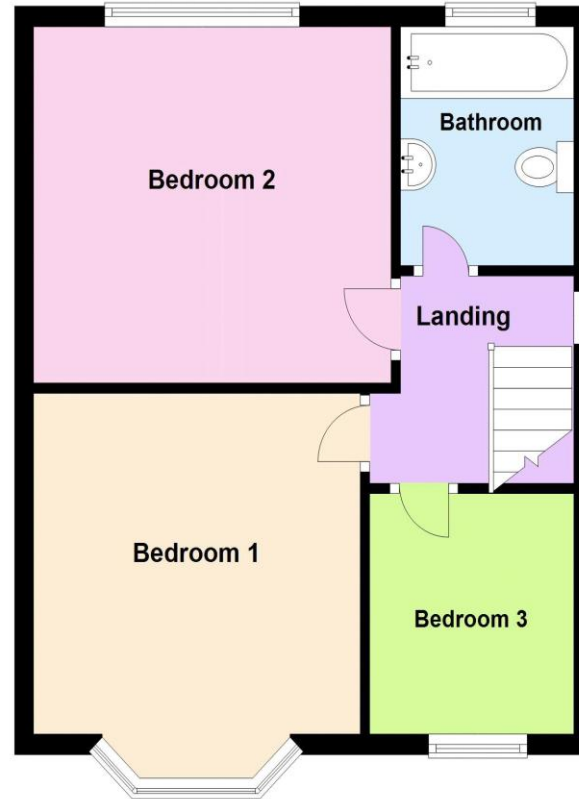
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
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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