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15 LONG HYDE ROAD, BEARWOOD, WEST MIDLANDS, B67 5DT
£265,000





LOCATION

Long Hyde Road is a popular residential road within the sought after Central Bearwood location, and is close to Lightwoods Park, whilst Bearwood Town Centre is just a short distance away with many shopping facilities and restaurants available. Warley Woods/Golf Course is just off Lightwoods Hill and Hagley Road is nearby which enables direct access into Birmingham City Centre. The property can be located turning off Lightwoods Hill into Milcote Road, then first right into Long Hyde Road and is then situated a short distance along on the right hand side.

DESCRIPTION

This is a good sized traditional style mid terrace home in popular central Bearwood location, close to Lightwoods Park. The property briefly comprises the following accommodation :- On the ground floor is an entrance hall, lounge, separate dining room, fitted kitchen, and rear store/utility area (with downstairs wc off). First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, understair storage cupboard and doors off to :-

Lounge 12' 9" (into bay) x 10' 4" (max) (3.88m x 3.15m)

Double glazed bay window to the front, radiator and attractive feature fire surround.

Dining Room 13' 6" (max) x 11' 4" (4.11m x 3.45m)

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

Fitted Kitchen 9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed window to the side, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, integrated fridge/freezer, tiling to the walls, central heating boiler and folding door leads through to :-

Store/Utility Area 9' 10" (max) x 6' 7" (max) (2.99m x 2.01m)

Radiator, double glazed double opening doors to the rear garden, useful built in storage cupboard and door leads to :-

Downstairs WC

Double glazed window to the side, wc and wash handbasin.

First Floor Landing

Radiator, loft access and doors off to all First Floor Accommodation.

Bedroom One 13' 7" (max) x 11' 4" (plus storage cupboard) (4.14m x 3.45m)

2 Double glazed windows to the front, radiator and built in storage cupboard.

Bedroom Two 11' 5" x 10' 5" (max) (3.48m x 3.17m)

Double glazed window to the rear and radiator.

Bedroom Three 9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed window to the rear. Radiator.

Bathroom 10' 0" x 4' 2" (3.05m x 1.27m)

Double glazed window to the side, corner bath with shower over, wash handbasin, low level flush wc and tiling to the walls.

Front

Small foregarden leading to the accommodation.

Rear Garden

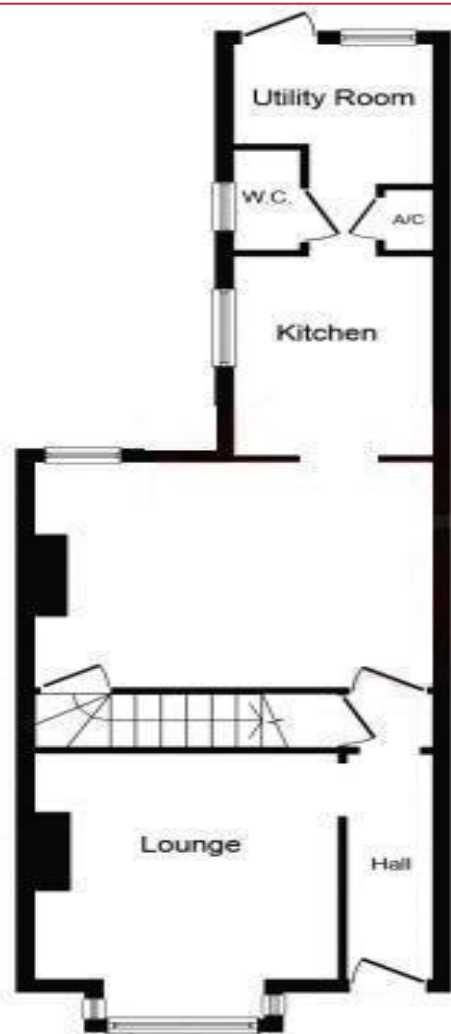
Pleasant rear garden with patio, shaped lawn area, and shrub border.

Tenure

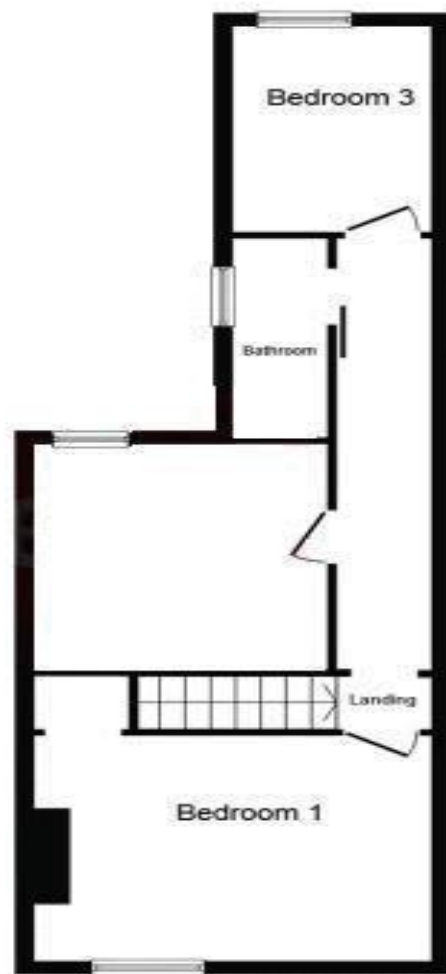
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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 £240 per transaction.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(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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