



**humberstones**  
homes

154 LIGHTWOODS ROAD, BEARWOOD, WEST MIDLANDS, B67 5BD  
**£255,000**





### LOCATION

The property can be found in the residential area of Bearwood/Smethwick close to Warley Woods, Lightwoods Park, Bearwood High Street as well as local shops, amenities & bus routes. It can be found by turning off Bearwood Road into St Marys Road then left into Lightwoods Road where the property can be found on the right hand side as indicated by the agent's for sale Board.

### DESCRIPTION

Really good sized Traditional style three bed mid terraced home close to Lightwoods Park & Warley Woods, and convenient for Bearwood Town Centre. The accommodation briefly comprises on the ground floor of an entrance hall, lounge, dining room, kitchen & downstairs bathroom. On the first floor is a landing, two bedrooms and shower room. At second floor level there is a 14ft master bedroom with a separate dressing area/study separately. There is a lawned garden to the rear and the house benefits from gas central heating & UPVC double glazing. EPC Rating: E

**UPVC front door to entrance porch**

#### Entrance Porch

Wood laminate flooring, door to entrance hall.

#### Entrance Hall

Wood laminate flooring, radiator, ceiling light point, stairs to first floor and doors to lounge & dining room.

#### Lounge 13' 8" max x 10' 9" max (4.16m x 3.27m)

Front Facing - Feature fire surround, wood laminate flooring, radiator and ceiling light point.

#### Dining Room 13' 9" max x 12' 4" (4.19m x 3.76m)

Rear Facing - Wood laminate flooring, radiator, ceiling light point, understairs cupboard and archway to kitchen.

#### Kitchen 12' 4" x 7' 0" (3.76m x 2.13m)

Side Facing - Single drainer stainless steel sink unit, work surfacing with splash tiling, built in oven, hob & cooker hood, floor & wall mounted units, plumbing for washing machine, wood laminate flooring, cupboard containing wall mounted boiler, two ceiling light points, door to bathroom and door to rear garden.

#### Bathroom 7' 6" x 7' 0" (2.28m x 2.13m)

Side Facing - Panel bath with Mira shower, low level WC, wash hand basin, part tiled walls, wood laminate flooring, radiator and ceiling light point.



### First Floor Landing

Radiator, ceiling light point, doors to bedrooms two and three, shower room and stairs to second floor.

#### Bedroom Two 13' 9" max x 11' 10" max (4.19m x 3.60m)

Front Facing - Radiator and ceiling light point.

#### Bedroom Three 8' 8" max x 7' 4" (2.64m x 2.23m)

Rear Facing - Radiator and ceiling light point.

### Shower Room

Shower cubicle, WC, wash hand basin, radiator and ceiling light point.

### Second Floor Landing

Door leading to master bedroom.

#### Bedroom One 14' 8" x 13' 9" (4.47m x 4.19m)

Front Facing - (Restricted head height in part) Radiator, ceiling light point and door to dressing area/study.

#### Dressing Area/Study 13' 9" x 8' 0" (4.19m x 2.44m)

Rear Facing - (restricted head height in part) Velux window and ceiling light point.

### Front Garden

To the front is a foregarden leading to the property.

### Rear Garden

Having lawned garden with paved patio area and rear pedestrian 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

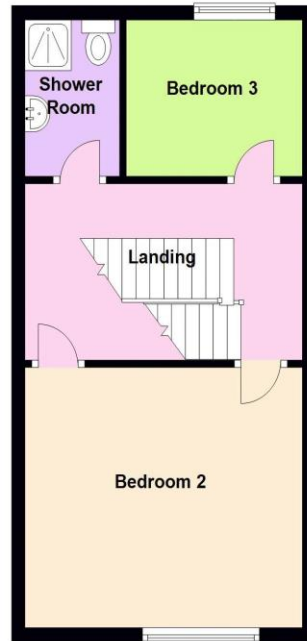
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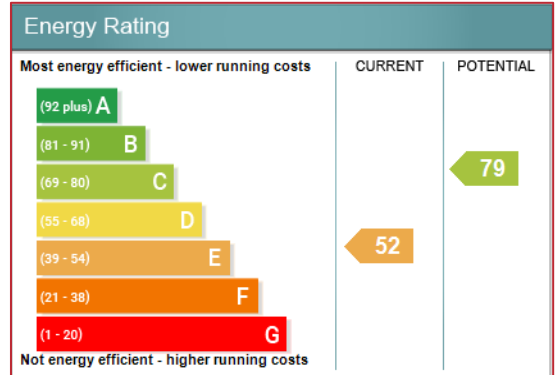
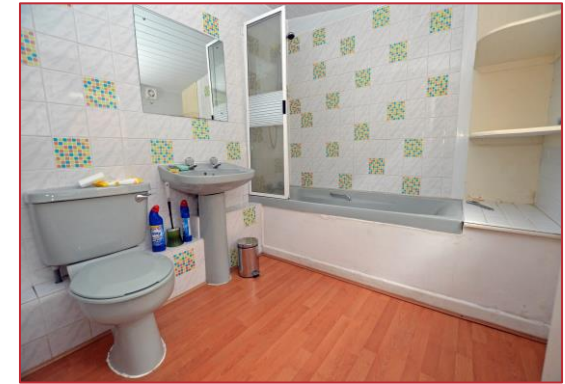
### Ground Floor



### First Floor



### Second Floor



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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