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homes

74 UPPER ST. MARYS ROAD, BEARWOOD, WEST MIDLANDS, B67 5JW
£235,000





DESCRIPTION

This well presented and spacious 2 bedroom mid terrace home offers good sized living accommodation, and is situated within a popular, sought after location, most convenient for Warley Woods, whilst Bearwood Town Centre is just a short distance away providing many shopping facilities and restaurants. Lightwoods Park is very handy, and the nearby Hagley Road provides access into Birmingham City Centre. The property comprises the following accommodation :- On the ground floor is an entrance hall, spacious lounge, separate dining room, and fitted kitchen (with integral oven/hob). First floor provides 2 double bedrooms and spacious bathroom. Outside is a pleasant rear garden. Majority double glazed and Gas central heating. EPC rating D.



Entrance Hall

Radiator and doors off to :-

Dining Room 13' 8"(into bay) x 9' 0"(max) (4.16m x 2.74m)

Single glazed bay window to the front, and radiator.

Lounge 14' 2"(max) x 12' 3"(max) (4.31m x 3.73m)

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

Fitted Kitchen 10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to the rear and side, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, and door to the side providing access to the rear garden.

First Floor Landing

Doors off to all First Floor Accommodation.

Bedroom One 12' 3"(max) x 12' 0" (3.73m x 3.65m)

Double glazed window to the front., Radiator and dado rail.



Bedroom Two 11' 1"(plus storage cupboard) x 9' 4"(max) (3.38m x 2.84m)

Double glazed window to the rear, radiator and built in storage cupboard.

Bathroom 10' 7"(max) x 6' 4"(max) (3.22m x 1.93m)

Double glazed window to the rear, radiator and suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Small foregarden leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, lawn and side access gate (shared access).

Tenure

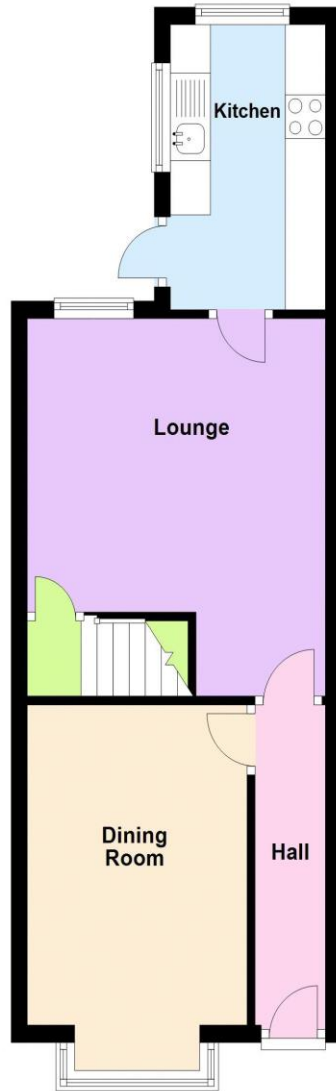
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

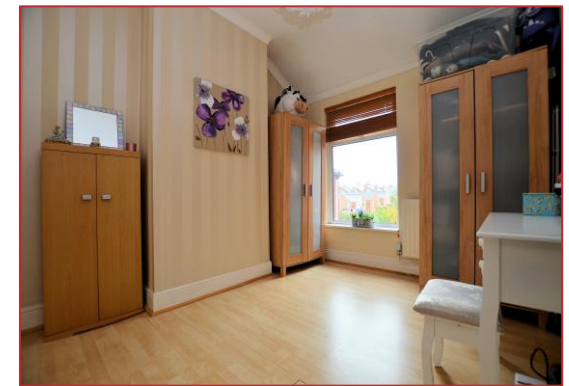
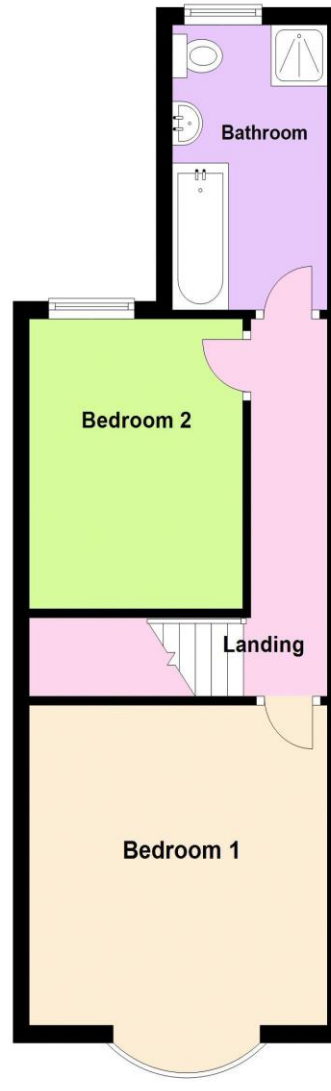
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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