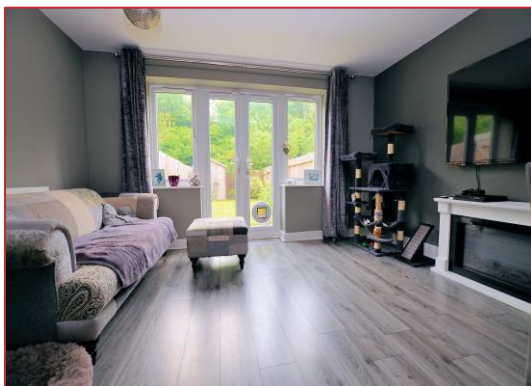




**humberstones**  
homes

38 PEMBERTON ROAD, WEST BROMWICH, WEST MIDLANDS, B70 0JH  
**£200,000**





### DESCRIPTION

This is a stunning opportunity for First Time Buyers to purchase a modern (House is only approx 3 years old and still covered by remainder of house builders guarantee) end terrace home set upon this popular development with many local amenities including shops, restaurants etc close by, whilst Motorway links are easily accessible via M5 (J2 & J3). The property is set back behind a drive providing off road parking (2 spaces) and leads to the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge/diner and fitted kitchen (having integral oven/hob and integrated fridge/freezer). First Floor provides 2 double bedrooms and bathroom. Outside is a pleasant rear garden. Double, glazed and Gas central heating. Council Tax Band B. EPC rating B.

### Entrance Hall

Radiator, burglar alarm control panel, staircase rising to the First Floor and doors off to :-

### Lounge 13' 4"(max) x 13' 1"(max) (4.06m x 3.98m)

Double glazed window to the rear, 2 radiators, built in understair storage cupboard and double glazed double opening doors onto the rear garden.

### Fitted Kitchen 11' 9" x 5' 8" (3.58m x 1.73m)

Double glazed window to the front, radiator, ceiling spot lights, fine range of base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated fridge/freezer, concealed central heating boiler and complimentary tiling to the walls.

### First Floor Landing

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



### Bedroom One 13' 0"(to back of wardrobe) x 8' 9" (3.96m x 2.66m)

Double glazed window to the rear with pleasant outlook over rear garden, radiator and fitted wardrobes with mirrored sliding doors, hanging rail and storage.

### Bedroom Two 13' 1"(max) x 9' 10"(max) (3.98m x 2.99m)

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

### Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)

Heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, wc and tiling to the walls.

### Front

Drive providing off road parking (2 spaces), lawn foregarden and pathway leads to the accommodation.

### Rear Garden

Pleasant rear garden with patio, lawn area and side access gate.

### Tenure

The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

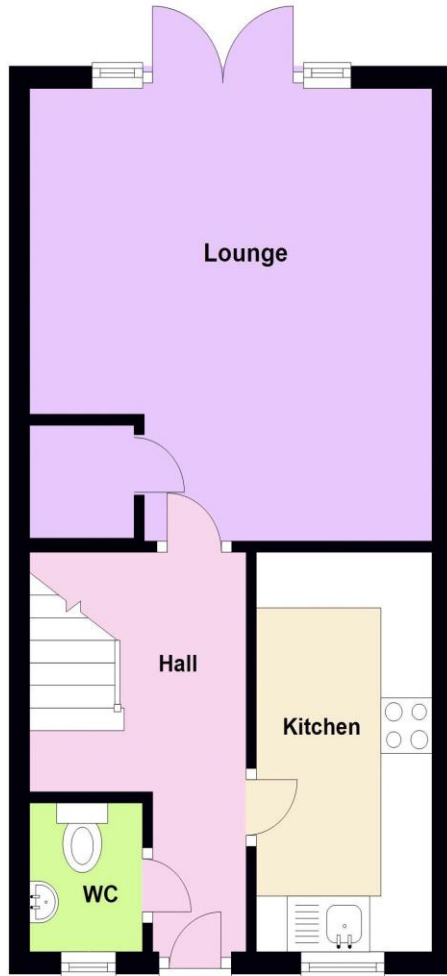
### Property Related Services

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.



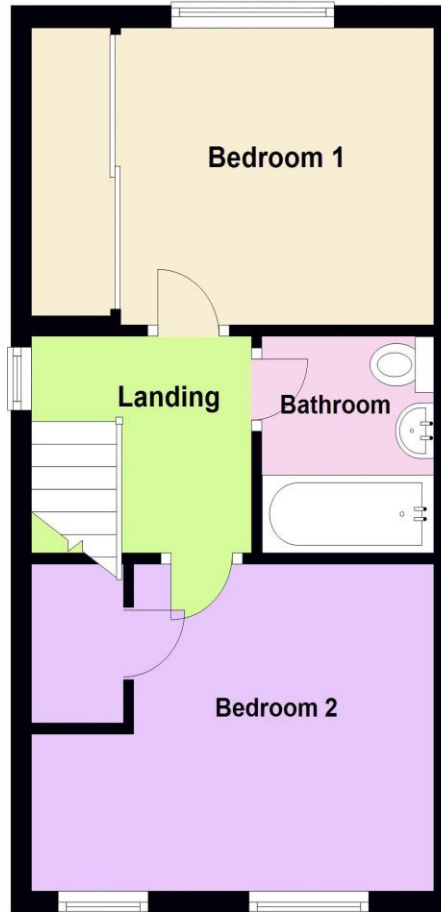
## Ground Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 61.2 sq. metres (658.4 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



