



humberstones
homes

52 BISHOPTON ROAD, BEARWOOD, WEST MIDLANDS, B67 5DU
£290,000





DESCRIPTION

Superb, large terraced homes with many character features like this one do not come on the market very often. This is a really great size 2 bedroom (originally 3 bed) mid terrace family home which has been considerably improved by the current vendor. Situated within the extremely popular central Bearwood location with Lightwoods Park at the end of the road, additionally Warley Woods/Golf Course is close by, whilst Bearwood Town Centre offers many shops, restaurants etc. Hagley Road West is very accessible which enables commuting directly into Birmingham City Centre. The property in more detail comprises the following accommodation :- On the ground floor is an entrance hall, spacious lounge opening to large dining area, inner hall and re-fitted kitchen. First Floor provides 2 good sized double bedrooms, superb re-fitted bathroom and separate shower room. Outside is a pleasant rear garden. Double glazed and Gas Central Heating. Council Tax Band C. EPC rating D.

Entrance Hall

Radiator and doors off to :-

Through Lounge/Dining Area 26' 1"(max overall)

Comprising :-

Lounge Area 13' 7"(into bay) x 10' 2"(max) (4.14m x 3.10m)

Double glazed bay window to the front, radiator, and opening through to :-

Dining Area 13' 6"(max) x 12' 0" (4.11m x 3.65m)

Double glazed window to the rear with pleasant outlook, radiator, feature fire surround with hearth and door leads to :-

Inner Hall

Staircase rising to the First Floor, radiator, useful understair storage cupboard and door leads through to :-

Re-Fitted Kitchen 13' 2"(max) x 7' 6" (4.01m x 2.28m)

Double glazed window to the side and rear, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, concealed central heating boiler, complimentary tiling to the walls and double glazed door to the side providing access to the rear garden.



First Floor Landing

Loft access, radiator and doors off to all First Floor Accommodation.

Bedroom One 13' 4"(max) x 11' 2" (4.06m x 3.40m)

Double glazed window to the front. Radiator.

Bedroom Two 11' 11" x 10' 4"(max) (3.63m x 3.15m)

Double glazed window to the rear with pleasant outlook. Radiator.

Re-Fitted Bathroom 8' 8"(max) x 7' 6"(max) (2.64m x 2.28m)

Double glazed window to the rear providing lovely outlook over rear garden, double glazed window to the side, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc and tiling to the walls.

Shower Room 4' 5"(plus storage cupboard) x 4' 2" (1.35m x 1.27m)

Double glazed window to the side, heated towel rail, shower, tiling to the walls and built in storage cupboard.

Front

Foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, useful outbuilding/store, lawn area, shrub border and pathway.

Tenure

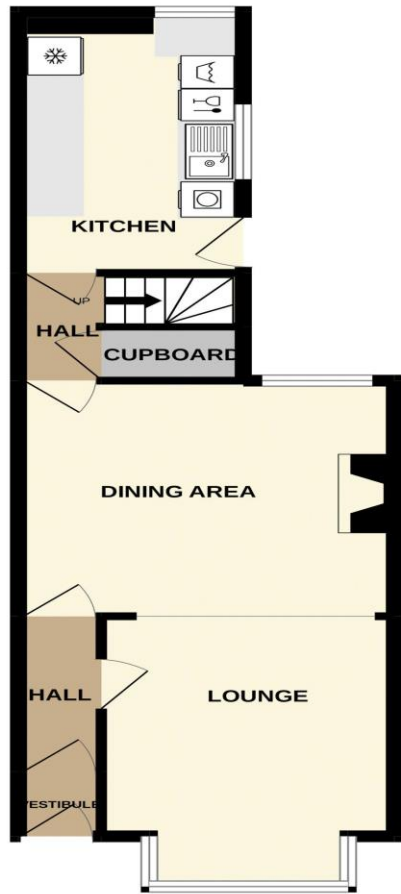
The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			83
			EU Directive 2002/91/EC

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