



humberstones
homes

43 BEECHWOOD ROAD, WARLEY WOODS AREA, SMETHWICK, SANDWELL, B67 5EG
£265,000





LOCATION

The property occupies a pleasant position within this very popular sought after location and is handy for Warley Woods/Golf Course which is at the end of the road. All shopping facilities and amenities available within Bearwood Town Centre are just a short distance away, whilst direct access onto Hagley Road West enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Lightwoods Hill into Beechwood Road and is then situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a 3 bedroom traditional style semi detached home in very popular sought after location close to Warley Woods, requiring modernization and offering large potential, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining room, kitchen and rear lean to with downstairs wc off. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden. Part Double glazed and Gas central heating. EPC rating D.

Porch

Single glazed front door with side single glazed panel leads to :-

Entrance Hall

Radiator, staircase rising to the first floor, understair recess, built in storage cupboard and doors off to :-

Lounge 13' 4" x 10' 11"(max) (4.06m x 3.32m)

Double glazed sliding patio door onto the rear garden. Radiator.

Dining/Sitting Room 14' 6"(into bay) x 10' 11"(max) (4.42m x 3.32m)

Double glazed bay window to the front and radiator.

Kitchen 11' 1" x 5' 8" (3.38m x 1.73m)

Single glazed window, base unit, work surface area, single drainer sink with mixer tap, central heating boiler, complimentary tiling to the walls and door to :-

Lean To

Door to the side, single glazed window and door to the rear garden. Further door to :-

Downstairs WC

Tiling to the walls and WC.

First Floor Landing

Window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 15' 1"(into bay) x 10' 11"(max) (4.59m x 3.32m)

Double glazed bay window to the front. Radiator.

Bedroom Two 12' 11" x 10' 11"(max) (3.93m x 3.32m)

Double glazed window to the rear and radiator.

Bedroom Three 8' 6" x 5' 9" (2.59m x 1.75m)

Double glazed window to the front. Radiator.

Bathroom 8' 1"(max) x 5' 6"(max) (2.46m x 1.68m)

Window to the rear, radiator, bath, wash handbasin, wc and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

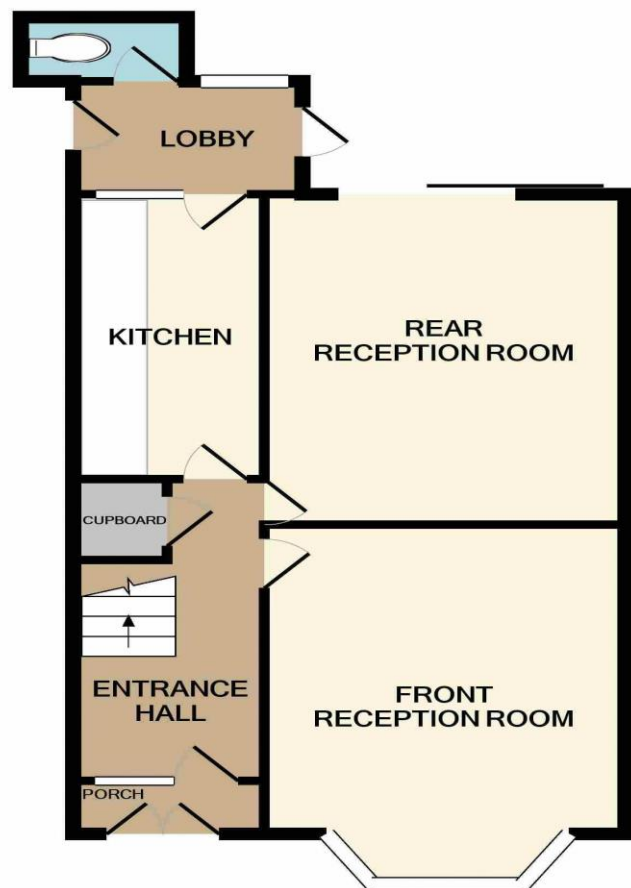
Large rear garden with outbuilding/store, patio, lawn area and pathway.

Tenure

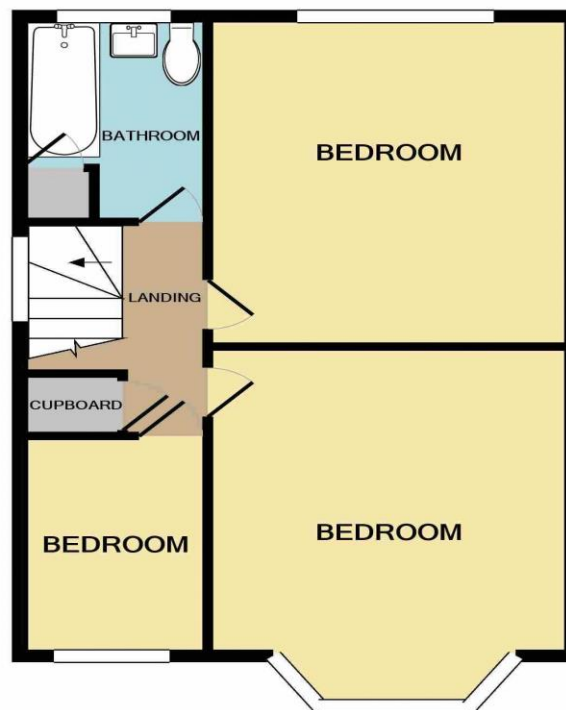
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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 £210 per transaction.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

