



humberstones
homes

148 NORMAN ROAD, SMETHWICK, WEST MIDLANDS, B67 5PA
£229,950





LOCATION

The property is situated within this popular neighbourhood, and is handy for local shopping facilities, bus route, and schools, whilst Warley Woods/Golf Course is just a short distance away. The local major road network enables commuting into Birmingham City Centre, and further to the surrounding areas. The property can be located turning off Wolverhampton Road into Broadway, proceed straight on at the traffic lights and continue along Broadway, continue straight on at the island into Norman Road, and straight on again at the next island where the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious and well presented, 3 bed roomed semi detached home with pleasant outlook from the front, within this popular, convenient location, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, enlarged and re-fitted kitchen (with oven/hob). First floor provides 3 bedrooms and re-fitted bathroom. Outside is a garage and pleasant, good sized rear garden. DG & GCH. EPC rating D.

Porch

Single glazed front door leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Through Lounge/Dining Area 25' 6"(into bay) x 12' 0"(max) (7.77m x 3.65m)

Double glazed bay window to the front, radiator, laminated style floor, and double glazed double opening doors onto the rear garden.

Enlarged and Re-Fitted kitchen 11' 0"(max) x 10' 3"(plus storage recess) (3.35m x 3.12m)

2 Double glazed windows to the rear, double glazed window to the side, base and wall units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, breakfast bar, complimentary tiling to the walls, useful storage recess, and double glazed door to the side providing access to the rear garden.



First Floor Landing

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

Bedroom One 14' 1"(into bay) x 10' 4" (4.29m x 3.15m)

Double glazed bay window to the front providing pleasant outlook. Radiator.

Bedroom Two 11' 7"(max) x 11' 3" (3.53m x 3.43m)

Double glazed window to the rear, and radiator.

Bedroom Three (L-shaped) 9' 2"(max) x 7' 11"(max) (2.79m x 2.41m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 7' 10"(max) x 6' 8"(max) (2.39m x 2.03m)

Double glazed window to the rear, radiator, and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, complimentary tiling to the walls, storage cupboard housing central heating boiler.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Garage 12' 10" x 7' 8" (3.91m x 2.34m)

Up and over door, and pedestrian door to the rear garden.

Rear Garden

Pleasant rear garden with patio, lawn area, slatted path, and garden shed.

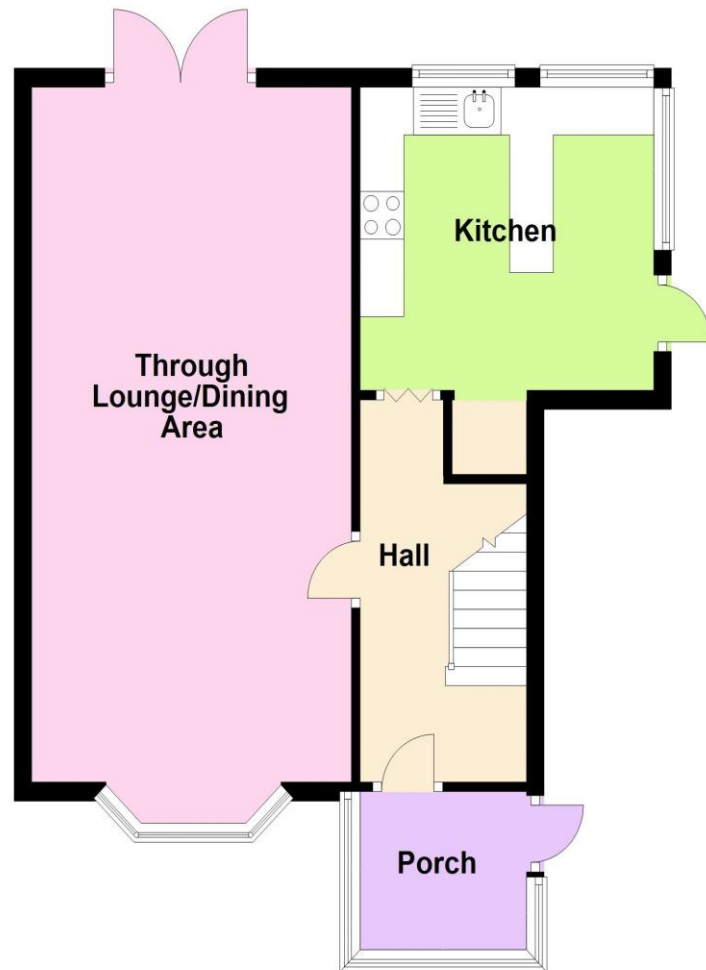
Property related services

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.

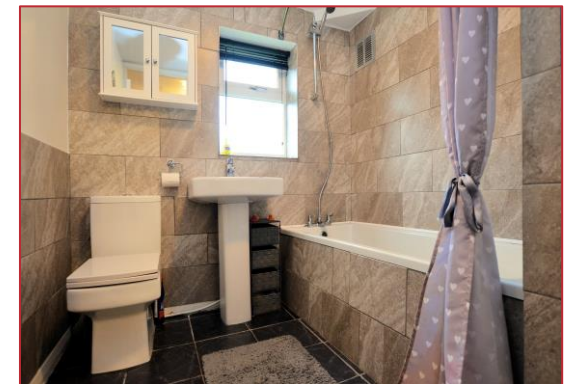
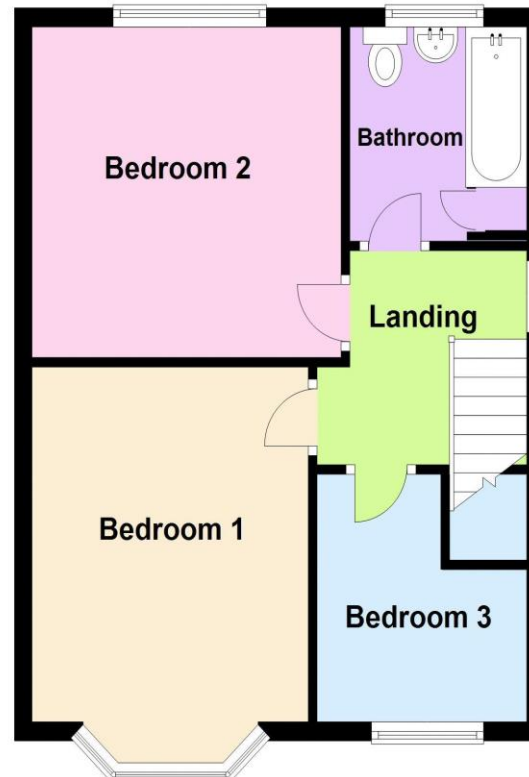
Tenure

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.

Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		86	(81-91) B		84
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		56
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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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