



19 THOMPSON ROAD, SMETHWICK, WEST MIDLANDS, B67 6HY

£130,000

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homes

LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities, facilities and school, whilst the local major road network enables commuting to the surrounding areas.

THE PROPERTY

3 bedroomed end terrace property with no upward chain, conveniently situated, having gas radiator heating, majority double glazing and briefly comprising :- On the ground floor is an entrance hall, lounge, dining/sitting room, kitchen and rear verandah/leanto. First floor provides 3 bedrooms and bathroom (with bath and shower cubicle). Outside is a drive providing off road parking at the front, and pleasant good sized garden at the rear. VIEWING ESSENTIAL. EPC rating tbc.

Entrance Hall

Staircase rising to the First Floor, useful built in storage cupboard and doors off to Kitchen, sitting/dining room and :-

Lounge 12' 5"(into bay) x 11' 6"(max) (3.78m x 3.50m)

Double glazed bay window to the front, radiator and fire surround.

Dining/Sitting Room 13' 10"(max) x 11' 6"(max) (4.21m x 3.50m)

Radiator, fire surround, and sliding patio door leads through to rear Verandah/Leanto.

Kitchen 10' 5"(plus understair store) x 6' 1" (3.17m x 1.85m)

Double glazed window to the rear, radiator, single drainer sink with mixer tap over and cupboard below, useful understair storage cupboard housing the central heating boiler, and door from the Kitchen leads to :-

Rear Verandah/Leanto 17' 3" x 7' 8" (5.25m x 2.34m)

Single glazed windows looking over the rear garden, and door to the garden.

First Floor Landing

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

Bedroom One 13' 0"(into bay) x 10' 4"(max) (3.96m x 3.15m)

Double glazed window to the front and radiator.

Bedroom Two 11' 9"(max) x 10' 11"(max) (3.58m x 3.32m)

Double glazed window to the rear and radiator.

Bedroom Three (L-shaped) 10' 1"(max) x 7' 5"(max) (3.07m x 2.26m)

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

Bathroom 7' 6" x 5' 11" (2.28m x 1.80m)

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

Outside

Front

Drive providing off road parking, foregarden and pathway leads to the accommodation.

Rear Garden

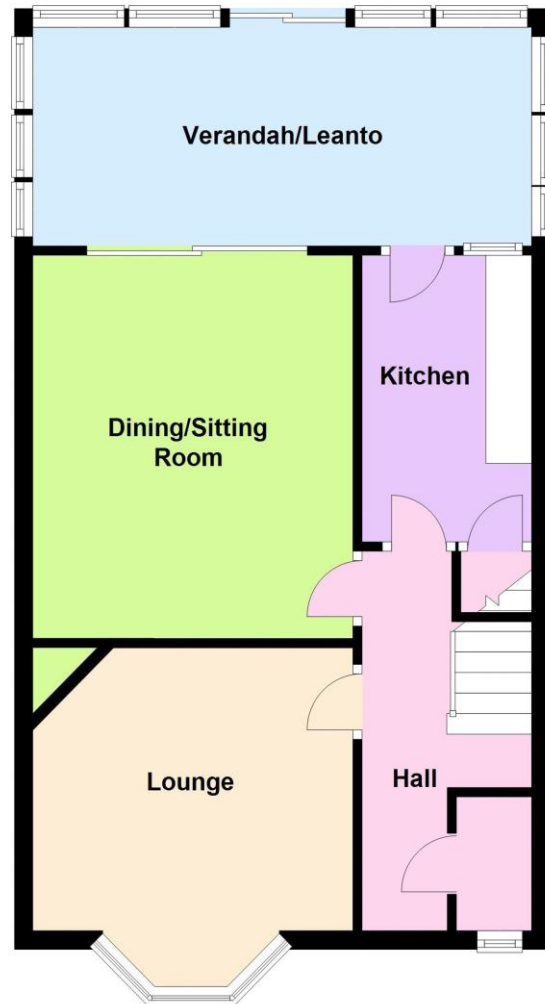
Pleasant good sized rear garden with lawn area, well stocked shrubbed borders, pathway, garden shed and side access gate.

Tenure

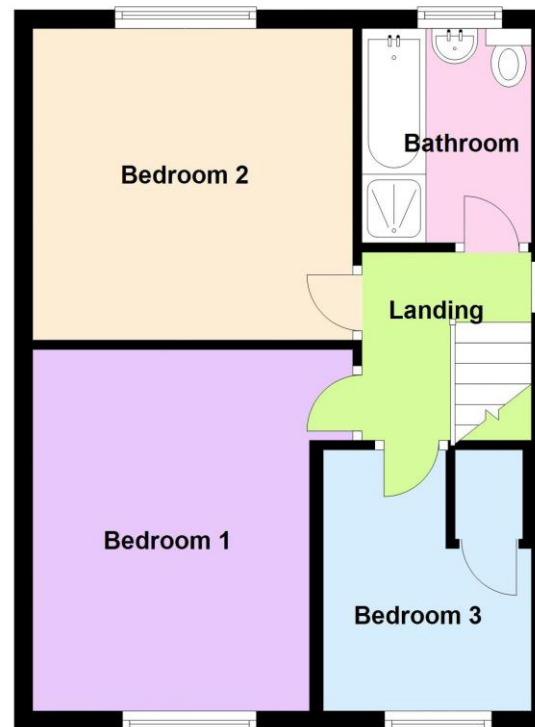
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First Floor



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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