



78 PARGETER ROAD, BEARWOOD, WEST MIDLANDS, B67 5HZ

£169,950

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## LOCATION

Pargeter Road is a popular residential road, and is conveniently situated for local shopping facilities available within Bearwood Town Centre, as well as local schools and Warley Woods/Golf Course, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Abbey Road into Pargeter Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

## DESCRIPTION

Offered with NO UPWARD CHAIN, this is a well presented, spacious and recently updated, 3 bedroomed mid terrace convenient for Bearwood Town Centre and Warley Woods, briefly comprising the following accommodation :- On the ground floor is an entrance hall, lounge, separate dining room, re-fitted kitchen (with oven/hob) and downstairs bathroom. First floor provides 3 bedrooms, and outside is a rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating E.

### Entrance Hall

Radiator, built in understair storage cupboard, and doors off to :-

**Lounge 14' 6" (into bay) x 9' 7" (max) (4.42m x 2.92m)**

Double glazed bay window to the front, and radiator.

**Dining/Sitting Room 12' 10" (max) x 12' 2" (3.91m x 3.71m)**

Double glazed window to the rear, radiator, door to the staircase rising to the first floor, and further door leads through to :-

**Re-Fitted Kitchen 9' 8" x 6' 11" (2.94m x 2.11m)**

Double glazed window to the side, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, concealed gas central heating boiler.

### Rear Vestibule Area

Double glazed door to the side providing access to the rear garden, and door leads to :-

**Bathroom 6' 5" x 6' 1" (1.95m x 1.85m)**

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

### First Floor Landing

Doors off to all First Floor Accommodation

**Bedroom One 15' 0" (max) x 12' 2" (max) (4.57m x 3.71m)**

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

**Bedroom Two 12' 1" (plus storage cupboard) x 11' 11" (max) (3.68m x 3.63m)**

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

**Bedroom Three 9' 8" x 6' 11" (2.94m x 2.11m)**

Double glazed window to the rear, radiator.

### Outside

#### Front

Small foregarden and pathway leads to the accommodation.

#### Rear Garden

Patio area, access to shared side entry and rear garden beyond with lawn and pathway.

### Property-Related Services

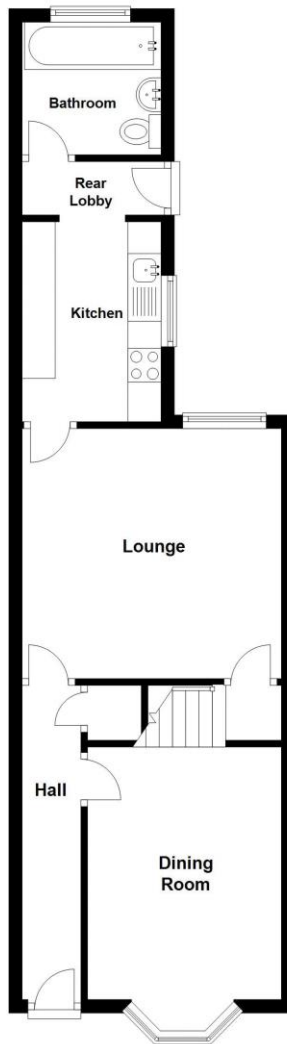
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### Tenure

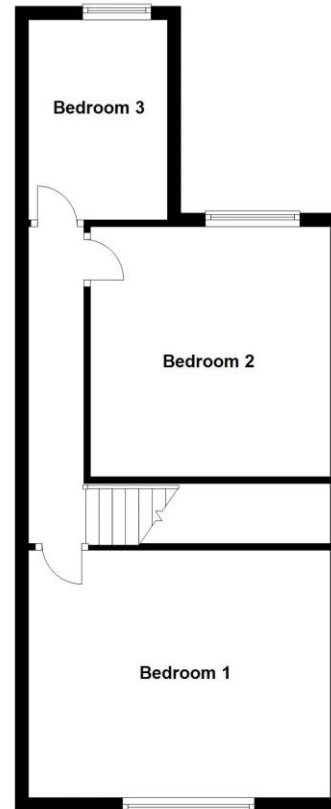
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First Floor



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