



**humberstones**  
homes

58 PARK ROAD, BEARWOOD, WEST MIDLANDS, B67 5HS

**£250,000**







### LOCATION

Park Road is a very popular, sought after residential Road within the Central Bearwood location, and is close to Lightwoods Park and Warley Woods. Many shopping facilities and amenities are available within Bearwood Town Centre, whilst Hagley Road is just a short distance away which enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Lightwoods Hill into Park Road where the property is then situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a superb, very spacious and well presented 2 bedroom mid terrace family home in popular, sought after location, close to Lightwoods Park and Warley Woods, offering many delightful character features, briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious through lounge/dining area, inner hall and breakfast kitchen. First floor provides 2 double bedrooms, box room/study and re-fitted bathroom. Outside is a pleasant rear garden with office/hobby room at the rear of the garden. Double glazed and Gas central heating. EPC rating D.

#### Entrance Hall

Door leads through to :-

#### Spacious Through Lounge/Dining Area 26' 6"(into bay) x 12' 2"(max) (8.07m x 3.71m)

Double glazed bay window to the front, 2 radiators, attractive feature fire surround with hearth, double glazed window to the rear and door leads to :-

#### Inner Hall

Staircase rising to the First Floor, radiator, understair storage cupboard and door to the Kitchen.

#### Breakfast Kitchen 15' 0" x 7' 6" (4.57m x 2.28m)

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

#### First Floor Landing

Double glazed window to the side, loft access (pull down ladder) and doors off to all First Floor Accommodation.

#### Bedroom One 12' 4"(max) x 12' 0" (3.76m x 3.65m)

2 Double glazed windows to the front. Radiator.

#### Bedroom Two 12' 4" x 9' 2"(max) (3.76m x 2.79m)

Double glazed window to the rear and radiator.

#### Box Room/Study 6' 0" x 4' 10" (1.83m x 1.47m)

Double glazed window to the side.

#### Re-Fitted Bathroom 8' 8"(max) x 7' 4"(max) (2.64m x 2.23m)

Double glazed window to the rear, heated towel rail, fitted storage cupboard and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and complimentary tiling to the walls.

#### Front

Small foregarden/Pathway leading to the accommodation.

#### Rear Garden

Pleasant rear garden with decking/patio area, lawn and rear patio area. OFFICE/HOBBY ROOM at the rear of the garden with sliding door and power.

#### 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

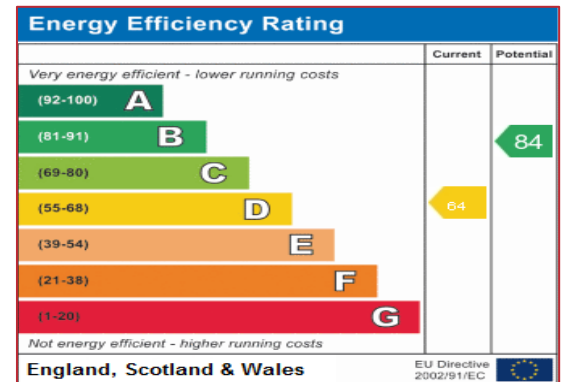
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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