



**humberstones**  
homes

89 UPPER ST. MARYS ROAD, BEARWOOD, WEST MIDLANDS, B67 5JN  
**£295,000**







### LOCATION

The property occupies a super position within this very popular and sought after part of Bearwood with Warley Woods just a few yards away at the top of the road, Many shopping facilities and amenities are available within Bearwood Town Centre, and is also handy for bus route and schools. Local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Abbey Road into Barclay Road, then first left into Upper St. Marys Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered for sale is this extremely spacious and well presented 3 bed roomed mid terrace home with many delightful character features, situated within this sought after location close to Warley Woods. The superb property briefly comprises the following accommodation :- On the ground floor is an entrance hall (with feature 'Minton' style tiled floor, spacious lounge, separate dining room, fitted kitchen (having integral oven/hob), utility. First floor provides 3 double bedrooms and bathroom. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

#### Entrance Hall

Radiator, feature 'Minton' style tiled floor, staircase rising to the first floor, useful under stair storage cupboard and doors off to all First Floor Accommodation.

#### Lounge 14' 3" (into bay) x 11' 8" (max) (4.34m x 3.55m)

Double glazed bay window to the front, radiator, picture rail, ornate coving, traditional style feature fireplace housing inset coal effect fire.

#### Sitting/Dining Room 13' 2" x 10' 1" (max) (4.01m x 3.07m)

Radiator, picture rail, double glazed door and window to the rear garden.

#### Fitted Kitchen 9' 6" x 7' 9" (2.89m x 2.36m)

Double glazed window to the rear, base units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, tiling to the walls and doorway leads through to :-



#### Utility 9' 5" x 4' 7" (2.87m x 1.40m)

Double glazed window to the side, base unit, work surface area, complimentary tiling to the walls, storage cupboard housing the central heating boiler, double glazed door to the rear garden.

#### First Floor Landing

Loft access and doors off to all First Floor Accommodation.

#### Bedroom One 13' 5" (to back of wardrobe) x 13' 2" (max) (4.09m x 4.01m)

Double glazed window to the rear, radiator, and fitted wardrobes with hanging rail and storage.

#### Bedroom Two 12' 2" x 11' 2" (to back of wardrobe) (3.71m x 3.40m)

Double glazed window to the front, radiator and fitted wardrobes with hanging rail and storage.

#### Bedroom Three 8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to the front and radiator.

#### Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)

Double glazed window to the rear, radiator and suite comprising :- High flush wc, pedestal wash handbasin, bath with shower over, tiling to the walls.

#### Front

Foregarden and leading to the accommodation

#### Rear Garden

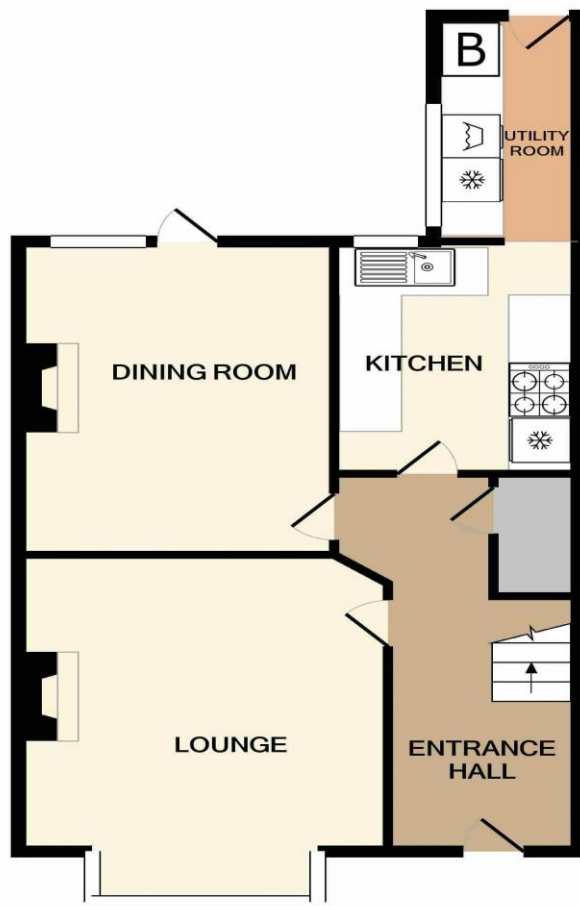
Pleasant rear garden with patio, gravelled area and shrub border.

#### Tenure

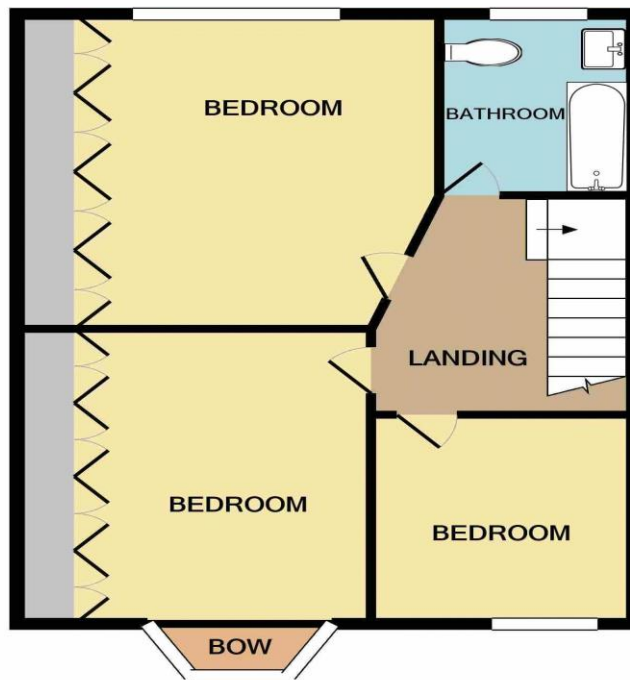
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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  
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