



humberstones
homes

52 THIMBLEMILL ROAD, SMETHWICK, WEST MIDLANDS, B67 5QU
£139,950





LOCATION

The property is conveniently situated within this popular neighbourhood and is handy for all local amenities, facilities and is handy for Bearwood Town Centre and Warley Woods, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property is located travelling along Three Shires Oak Road from Bearwood, at the traffic lights turn right into Thimblemill Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a good sized 2 bedroomed mid terraced property conveniently situated for Bearwood Town Centre and local amenities, which has no upward chain and briefly comprising :- On the ground floor is a dining room, lounge, and kitchen. First floor providing 2 double bedrooms and bathroom (accessed via Bedroom One). Outside is a small foregarden and pleasant rear garden. Viewing essential. epc rating E.

Dining Room 12' 9" (into bay) x 10' 8" (max) (3.88m x 3.25m)

Double glazed bay window to the front, coving and fire surround housing gas fire.

Inner Vestibule Area

Useful understair storage cupboard.

Lounge 11' 10" x 10' 8" (max) (3.60m x 3.25m)

Double glazed window to the rear, fireplace housing gas fire, door to the staircase rising to the first floor, coving, dado rail and door leads through to :-

Kitchen 12' 4" x 5' 11" (3.76m x 1.80m)

2 Double glazed windows to the side, base units, work surface area, 2 single wall cupboards, single drainer sink with mixer tap, gas cooker point, plumbing for automatic washing machine, complimentary tiling to the walls, and double glazed door to the side providing access to the rear garden.



First Floor Landing

Doors off to all first floor accommodation.

Bedroom One 12' 0" (plus storage cupboard) x 10' 8" (max) (3.65m x 3.25m)

Double glazed window to the rear, built in storage cupboard and door leads through to :-

Bathroom 12' 4" (max) x 6' 0" (max) (3.76m x 1.83m)

Double glazed window to the rear, and suite comprising :- Bath, wc, pedestal wash handbasin, and complimentary tiling to the walls.

Bedroom Two 11' 4" x 9' 5" (plus wardrobe) (3.45m x 2.87m)

Double glazed window to the front, and fitted wardrobe with hanging rail, storage and shelving.

Outside

Front

Small foregarden leading to the accommodation

Rear Garden

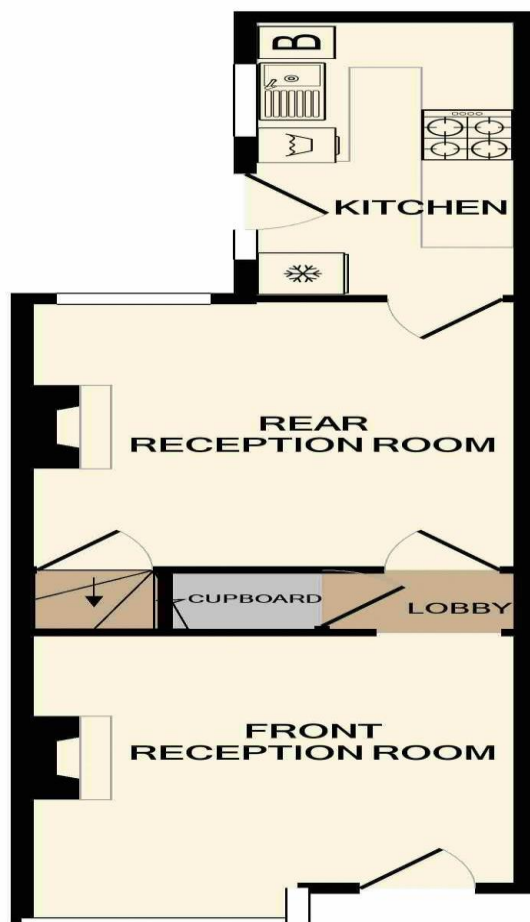
Outbuilding/store and WC, Access to shared side entry and pleasant rear garden comprising :- Patio, lawn area, and shrubbed border.

Tenure

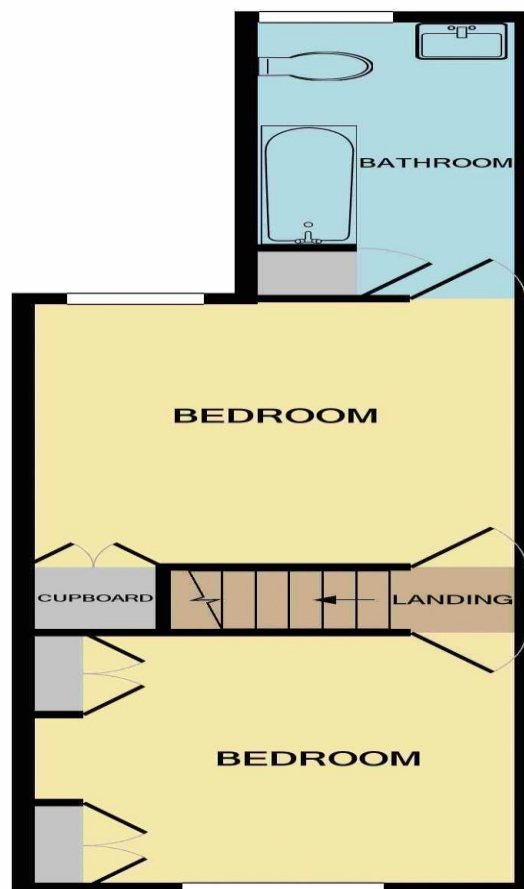
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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