



humberstones
homes

131 THIMBLEMILL ROAD, SMETHWICK, WEST MIDLANDS, B67 6NR
£225,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities, facilities and school, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Abbey Road into Thimblemill Road, proceed straight on at the island and continue along Thimblemill Road where the property is situated a distance along on the right hand side.

DESCRIPTION

This is a good sized 3 bedroomed semi detached home within this popular neighbourhood, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge, dining area, sitting room, and kitchen. First floor provides 3 bedrooms and bathroom. Outside is a pleasant, good sized rear garden. Majority double glazed and Gas radiator heating. EPC rating E.

Entrance Hall

Staircase rising to the first floor, understair storage recess, and doors off to :-

Lounge 13' 10" x 11' 7" (max) (4.21m x 3.53m)

Double glazed window to the front, radiator, attractive feature fire surround with hearth housing inset fire. Sliding door leads to :-

Dining Area 8' 9" x 7' 7" (2.66m x 2.31m)

Double glazed window to the rear and radiator.

Sitting Room 12' 0" (into bay) x 11' 11" (max) (3.65m x 3.63m)

Double glazed bay window to the front, radiator, attractive feature fire surround with tiled hearth housing inset coal effect living flame gas fire.

Kitchen 11' 8" x 7' 10" (3.55m x 2.39m)

Double glazed window to the rear, base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point and cooker hood above, central heating boiler, complimentary tiling to the walls, and double glazed door to the rear garden.

First Floor Landing

Double glazed window to the side, radiator, and doors off to all First Floor Accommodation.

Bedroom One 13' 10" x 11' 5" (max) (4.21m x 3.48m)

Double glazed window to the front, double glazed window to the rear, and radiator.

Bedroom Two 11' 11" (max) x 10' 1" (max) (3.63m x 3.07m)

Double glazed window to the front, radiator and picture rail.

Bedroom Three 7' 10" x 6' 10" (2.39m x 2.08m)

Single glazed window to the rear, radiator and picture rail.

Bathroom 7' 8" x 4' 8" (2.34m x 1.42m)

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

Outside

Front

Drive providing off road parking and leading to the Accommodation

Rear

Outbuilding

Comprising :-

Utility Area 11' 4" (max) x 5' 4" (max) (3.45m x 1.62m)

Sink, work surface area, plumbing for washing machine, and door to the front

WC

Double glazed window to the front and WC.

Storage Area 9' 9" x 6' 7" (2.97m x 2.01m)

Rear Garden

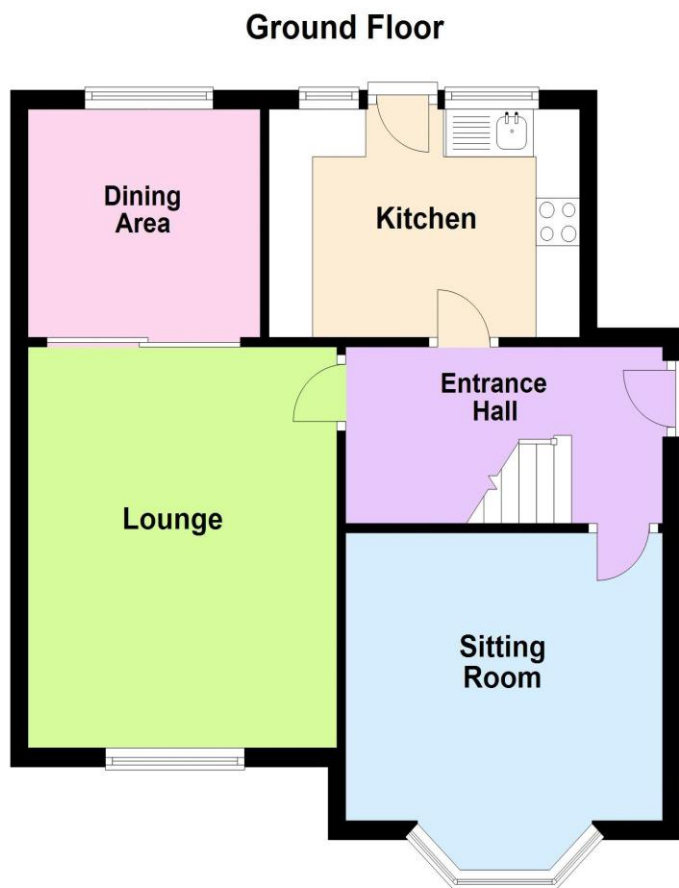
Pleasant good sized rear garden with patio, garden area, pathway and further garden area at the rear.

Property Related Service

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.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	50	50	(39-54) E	45	45
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			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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