



humberstones
homes

107 ALEXANDER ROAD, WARLEY WOODS AREA, SMETHWICK, WEST MIDLANDS, B67
£179,950





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local amenities, facilities and schools, Warley Woods is just at the top of the road, and the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas.

DESCRIPTION

This is an improved and well presented 3 bedroomed end terrace home in popular location, close to Warley Woods/Golf Course with off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge and fitted dining kitchen (having integral oven/hob and integrated fridge/freezer). First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant good sized rear garden. Double Glazed and Gas radiator heating. EPC rating E.

Entrance Hall

Radiator, staircase rising to the first floor and door leads through to :-

Lounge 14' 0"(max) x 12' 0"(max) (4.26m x 3.65m)

Double glazed bow window to the front, radiator, and door leads to :-

Fitted Dining Kitchen 17' 1"(max) x 9' 10"(max) (5.20m x 2.99m)

Double glazed window to the rear, radiator, range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated fridge and freezer, plumbing for washing machine, complimentary tiling to the walls and double glazed double opening doors onto the rear garden.

First Floor Landing

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



Bedroom One 10' 2"(plus door recess) x 10' 0"(max) (3.10m x 3.05m)

Double glazed window to the rear providing pleasant outlook. Radiator.

Bedroom Two 11' 11"(max) x 8' 5"(plus door recess)) (3.63m x 2.56m)

Double glazed window to the front. Radiator.

Bedroom Three (L-shaped) 8' 10"(max) x 8' 4"(max) (2.69m x 2.54m)

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

Re-Fitted Bathroom 6' 10" x 6' 5" (2.08m x 1.95m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, and low level flush wc.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with decking, lawn and side access gate.

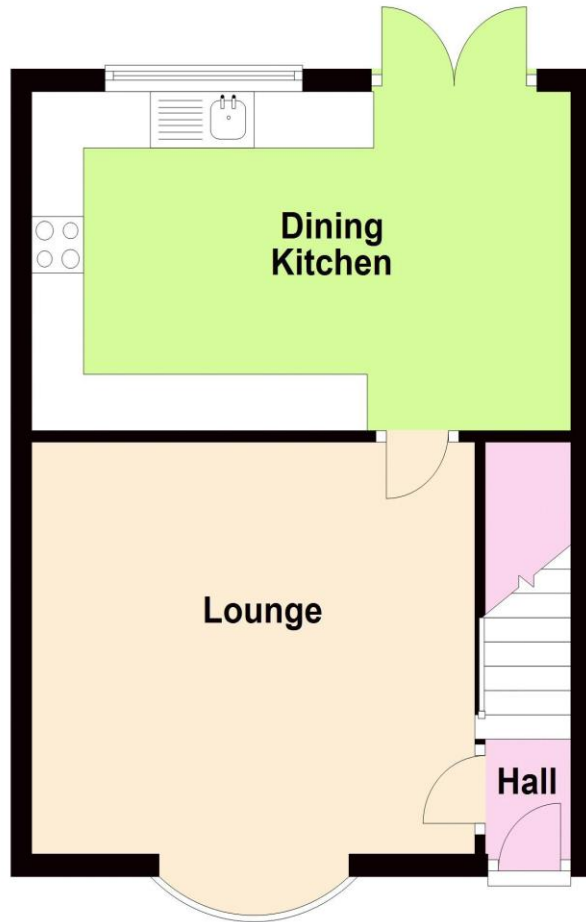
Property Related Services

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.

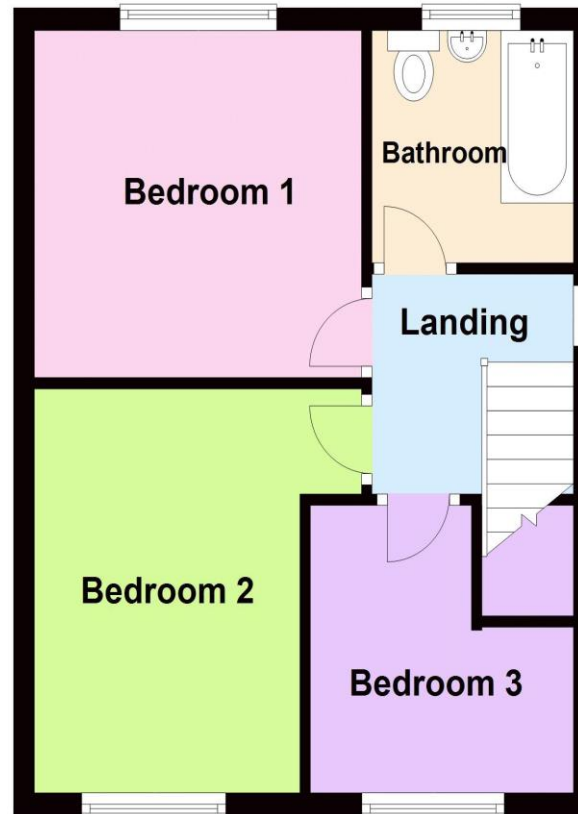
Tenure

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



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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