



humberstones
homes

113 BEARWOOD ROAD, SMETHWICK, WEST MIDLANDS, B66 4LN
£300,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local shopping facilities and amenities available within Bearwood Town Centre, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property is located travelling along Bearwood Road from Bearwood centre, continue for some distance and the property is situated on the right hand side after the Grange Road junction.

DESCRIPTION

This is an extremely spacious, well presented 4/5 bed roomed family home conveniently situated, offering the following accommodation :- On the ground floor is an Entrance hall, spacious lounge, sitting room, dining room, kitchen and bathroom. First floor provides landing, 3 bedrooms and bathroom, and second floor provides 4th bedroom, bed5/study, and walk in store. Outside is a garden area and large garden store. DG & GCH. VIEWING ESSENTIAL. EPC rating E.

Entrance Hall

Staircase rising to the first floor and doors off to :-

Downstairs WC

With WC and wash handbasin

Sitting Room 14' 5''(into bay) x 12' 0''(max) (4.39m x 3.65m)

Double glazed bay window to the front, radiator, coving and dado rail.

Lounge 16' 10''(max) x 12' 3''(max) (5.13m x 3.73m)

Radiator, dado rail, coving, and double glazed double opening doors onto the rear garden.

Breakfast Room 15' 9'' x 8' 7'' (4.80m x 2.61m)

Double glazed window to the side, radiator, double glazed door to the side, and further door leads to :-

Kitchen 19' 2'' x 7' 0'' (5.84m x 2.13m)

2 Double glazed windows to the side, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, gas cooker point, central heating boiler, breakfast bar, complimentary tiling to the walls, and door leads through to :-

Rear Vestibule Area

Double glazed door to the side and further door leads to :-

Downstairs Bathroom 6' 9'' x 5' 6'' (2.06m x 1.68m)

Double glazed window to the side, radiator, and suite comprising :- Bath, low level flush wc, pedestal wash handbasin, and tiling to the walls.

First Floor Landing

Staircase rising to the second floor and doors off to all First Floor Accommodation.

Bedroom One 12' 6''(plus storage cupboard) x 12' 5''(max) (3.81m x 3.78m)

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

Bedroom Two 13' 0''(max) x 10' 7''(max) (3.96m x 3.22m)

Double glazed window to the rear, and radiator.

Bedroom Three 12' 6'' x 6' 11'' (3.81m x 2.11m)

Double glazed window to the front. Radiator.

Bathroom 8' 5'' x 5' 0'' (2.56m x 1.52m)

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

Second Floor Landing

With doors off to all Second Floor Accommodation

Walk in Store 8' 6'' x 5' 4'' (2.59m x 1.62m)

Useful storage space.

Bedroom Four 19' 6''(max) x 12' 5''(max) (5.94m x 3.78m)

Restricted head height. Double glazed window to the front. Radiator.

Study/Bedroom Five 16' 10'' x 5' 8'' (5.13m x 1.73m)

Restricted head height. Skylight to the rear, and radiator.

Outside

Front

Small foregarden leading to the accommodation.

Garden

Slabbed garden area at the side, with side access gate.

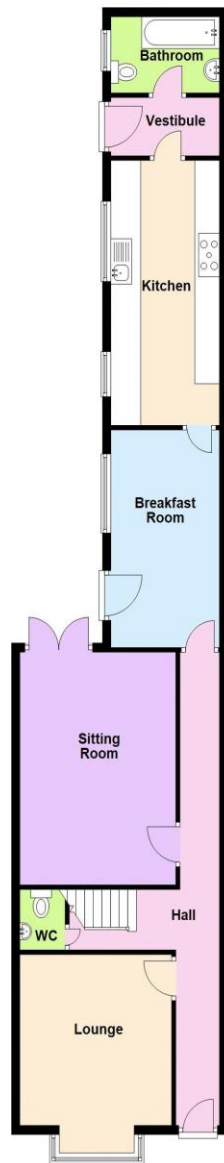
Useful Good Sized Store 15' 3''(max overall) x 9' 5'' (4.64m x 2.87m)

Currently sub-divided and offering useful storage space.

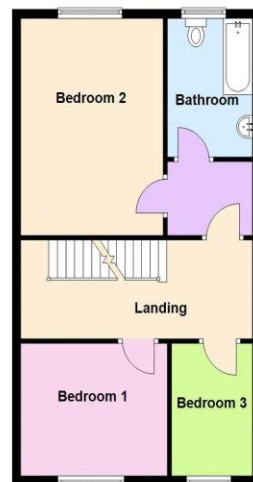
Tenure

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.

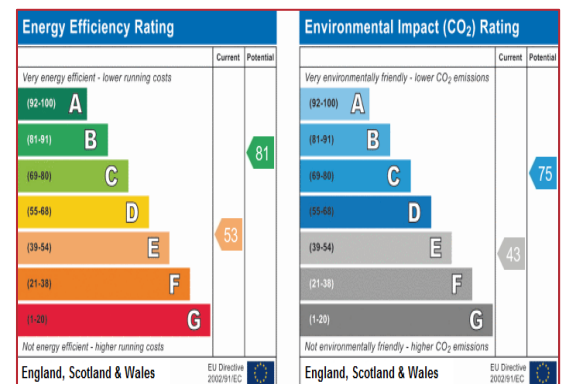
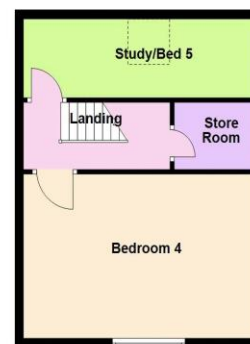
Ground Floor



First Floor



Second 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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



