



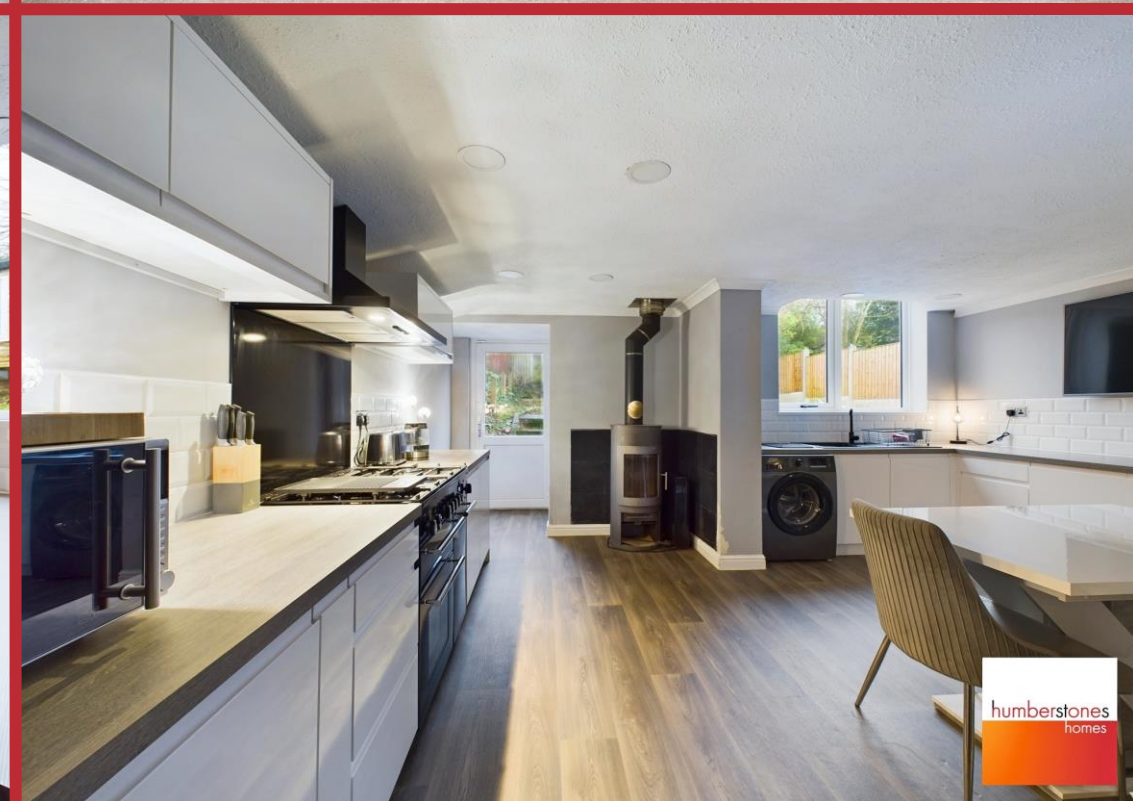
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142 ABBEY ROAD, SMETHWICK, WEST MIDLANDS, B67 5NW

£375,000





THE PROPERTY

STUNNING, CONSIDERABLY IMPROVED, GREAT SIZED 3 BED SEMI DETACHED HOME IN SOUGHT AFTER LOCATION. Explore this property with our 360 degree virtual tour. There are many shops and amenities nearby, whilst a huge advantage of this property is the close proximity to the really popular Warley Woods/Golf Course which is literally just a few yards away. Bearwood and Harborne Town Centres, along with Birmingham City Centre are all easily accessible. The property is set back from the road behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is an entrance hall (with staircase rising to the First Floor). Spacious 24FT through lounge/dining area having bay window to the front and door to rear garden. Superb enlarged and re-fitted 15FT breakfast kitchen offering a range of base/wall units, and work surface areas. Leading from the Kitchen is a downstairs wc and useful store. First Floor provides a landing, 3 bedrooms and re-fitted bathroom having wash handbasin, bath and wc. Outside is a rear garden with patio, lawn area and useful outside store. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating D.

Council Tax Band C

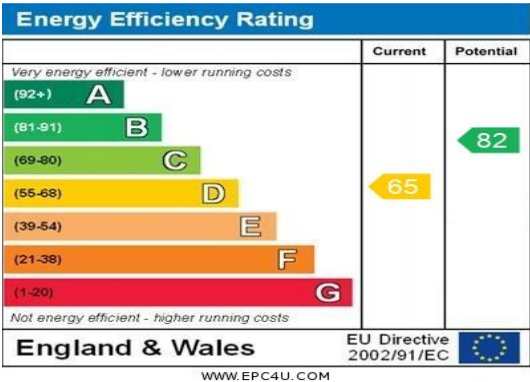
EPC Rating: D

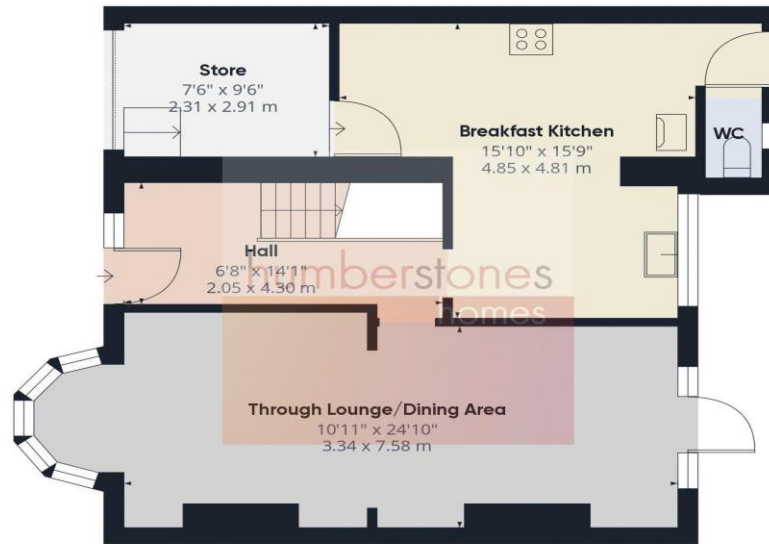
TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to 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 £240 per transaction.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1140.66 ft²
105.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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