



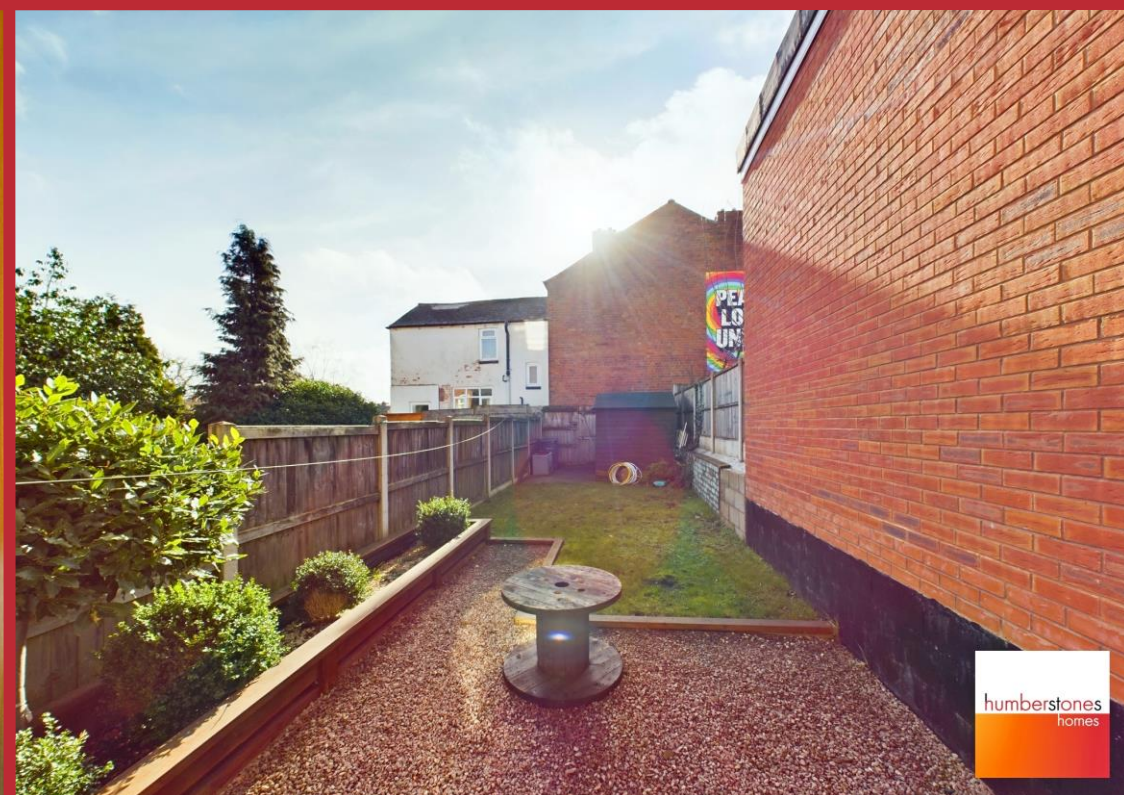
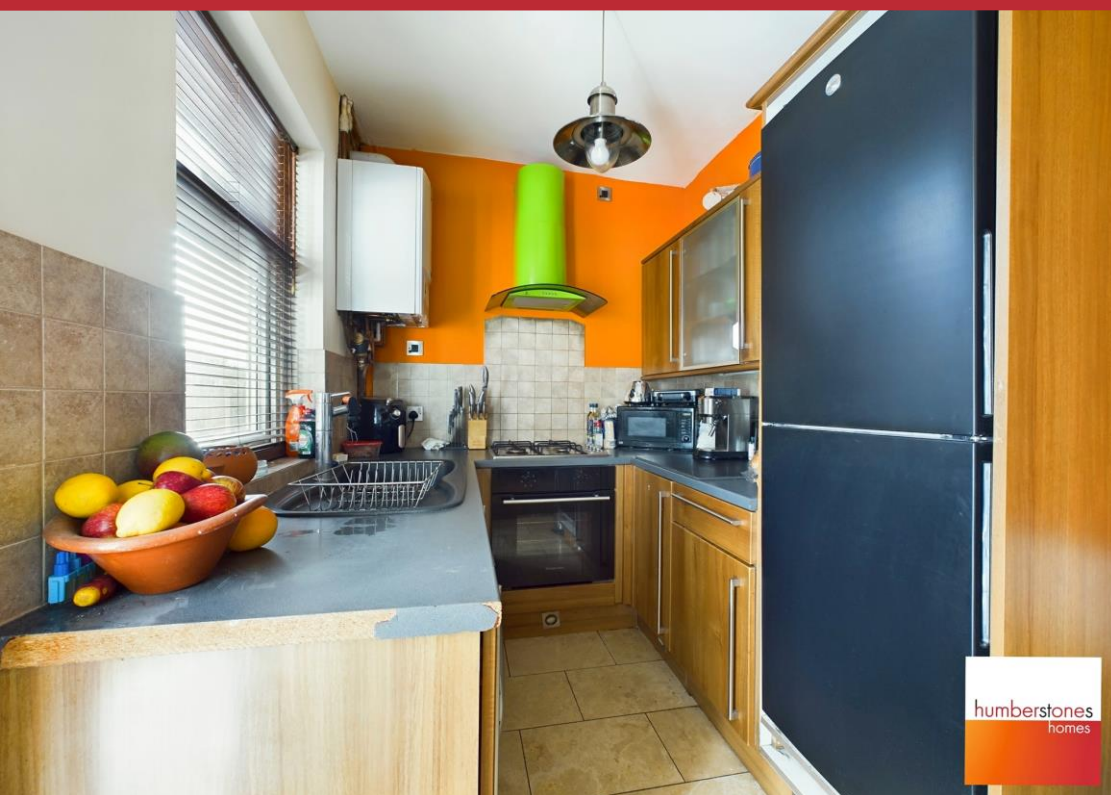
humberstones
homes



86 UPPER ST. MARYS ROAD, SMETHWICK, WEST MIDLANDS, B67 5JW

£250,000





THE PROPERTY

SPACIOUS, WELL PRESENTED AND MUCH IMPROVED 3 BED MID TERRACE IN SOUGHT AFTER LOCATION. Explore this property with our 360 degree virtual tour. Situated within close proximity to Bearwood Town Centre where there are many shops, restaurants and amenities nearby. A huge advantage with this specific location is that the really popular Warley Woods is literally at the end of the road!!!. Lightwoods park is close by, whilst Harborne Town Centre and Birmingham City Centre are easily accessible. The property has many character features and in more detail comprises the following accommodation :- On the ground floor is a porch, entrance hall with doors off. Dining/Sitting room at the front with a bay window to the front, Spacious lounge having staircase rising to the First Floor, double doors to the rear and opening through to :- Fitted kitchen with base units, work surface area and integral oven/hob. First Floor provides a landing (Stairs leading to Loft Conversion/Bed 3) 2 bedrooms and spacious 9FT re-fitted bathroom with bath, wash handbasin, wc and shower cubicle. Second Floor: Bed 3/Loft Conversion has a skylight to front and rear. Outside is a pleasant rear garden offering patio, lawn area and shrub border. 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 B. EPC rating D.

Council Tax Band B

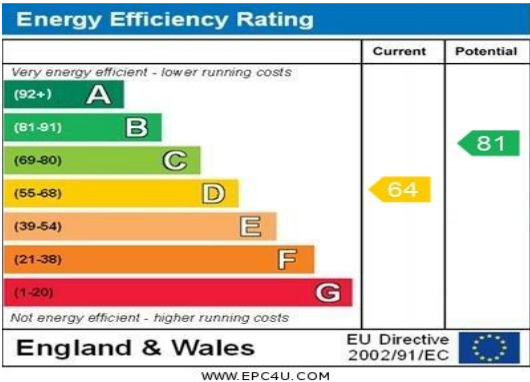
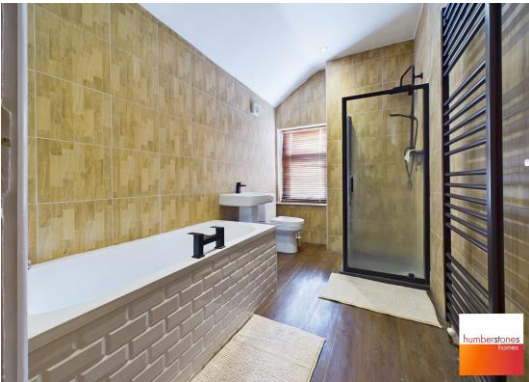
EPC Rating: D

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.

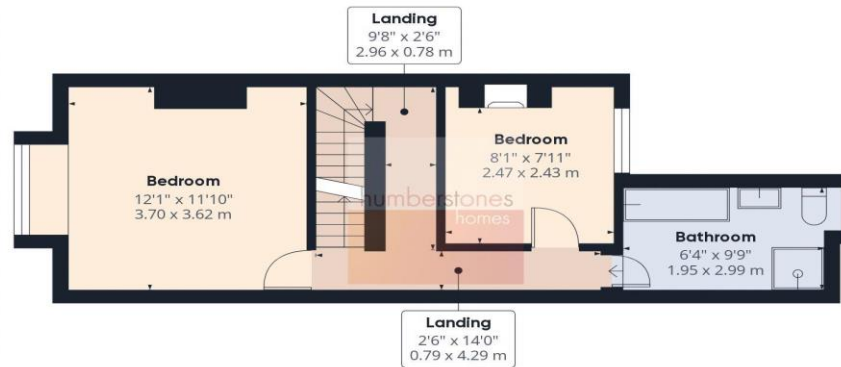
PROPERTY RELATED SERVICES

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



Floor 2



Approximate total area⁽¹⁾

869.92 ft²
80.82 m²

Reduced headroom

91.47 ft²
8.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

