



humberstones  
homes



48 RATHBONE ROAD, SMETHWICK, WEST MIDLANDS, B67 5JG

£295,000









THE PROPERTY

REALLY GOOD SIZED 3 BED FAMILY HOME.... SOUGHT AFTER LOCATION..... LOADS OF CHARACTER FEATURES.....Offered for sale is a spacious mid terrace having many shops available within nearby Bearwood Town Centre, whilst the really popular Warley Woods/Golf Course and Lightwoods Park are just a short distance away. Birmingham City Centre and Harborne Town Centre are easily accessible. The property in more detail comprises the following :- On the ground floor is a porch, entrance hall which has stairs rising to the First Floor and useful undertairs store. There is a spacious lounge and separate dining room. The fitted breakfast kitchen has a range of base units, work surface area, and door leads through to utility with downstairs wc off. First Floor provides 3 bedrooms and First Floor bathroom, and outside to the rear is a pleasant garden offering a lovely feature of the property with patio and lawn area. According to Ofcom (the office of communications), standard, superfast and ultrafast broadband is available at this property. Further information can be found here: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> Council Tax Band B. EPC rating D.

Council Tax Band B

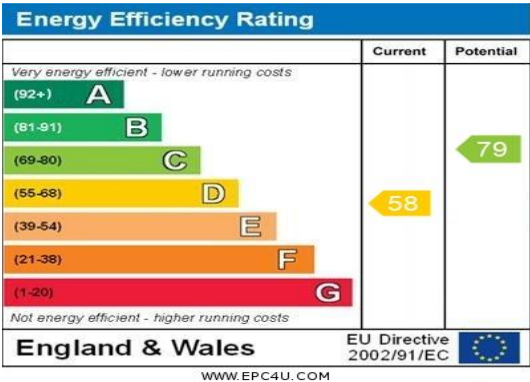
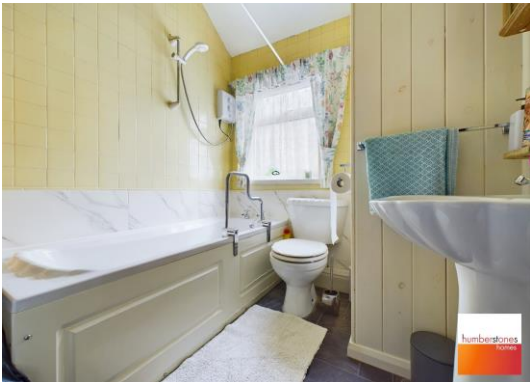
EPC Rating: D

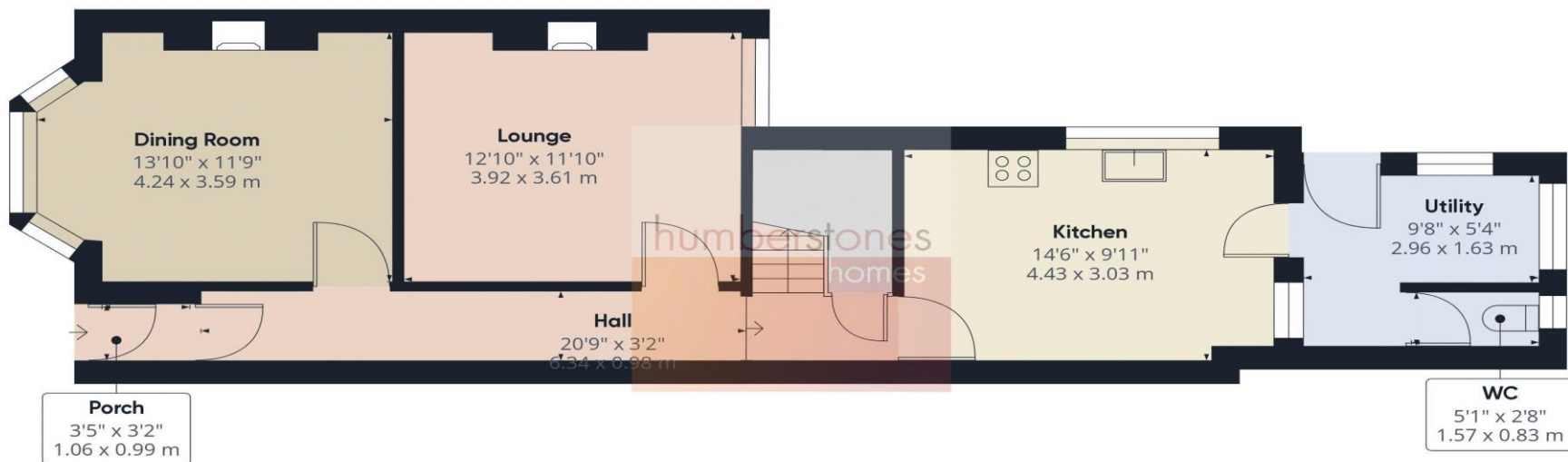
TITLE

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.

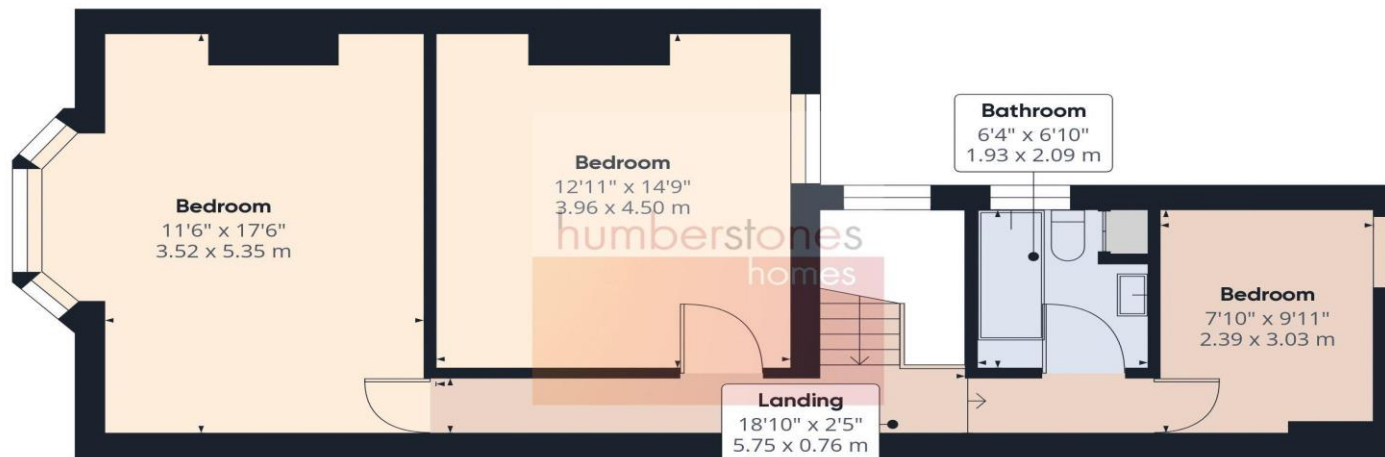
PROPERTY RELATED SERVICES

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



**Approximate total area<sup>(1)</sup>**

1255.84 ft<sup>2</sup>

116.67 m<sup>2</sup>

(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.

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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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