

Lightwoods Hill Bearwood B67 5EB



VIEWING IS ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE this substantially sized, traditional semi detached requiring general modernisation. The property is situated on one of the premium roads in Bearwood! Accommodation includes five double bedrooms and three reception rooms. EP Rating TBC.

Location

The property is conveniently situated within Bearwood, close to the amenities of the High Street. The property also benefits from overlooking Warley Woods; providing ease of access to the grounds as well as to Warley Woods Golf Course. Lightwoods Park lies directly to the rear of the property and the main access is just 0.2 miles away. Lightwoods Primary School can be accessed within 0.5 miles.

Summary

- * Traditional semi detached property boasting accommodation across three floors
- * Requires general modernisation
- * Five double bedrooms
- * Three reception rooms; the first being bay fronted complete with period coving
- * Vestibule entrance and spacious hallway
- * First floor shower room
- * Fabulous views across Warley Woods and Lightwoods Park
- * No upward chain

Schedule of accommodation

Vestibule Entrance
Hallway
Under Stairs Storage
Reception Room One: 13'07" max x 14'06" into bay (4.14m max x 4.42m into bay)
Reception Room Two: 12'11" max x 13'08" (3.94m max x 4.17m)
Reception Room Three:
Kitchen: 9'11" x 6'04" (3.02m x 1.93m)
Lean-to -
WC
Storage
Outbuilding x2

First Floor -

Split Level Landing
Bedroom One (Front): 18'00" max x 11'10" (5.49m max x 3.61m)
Bedroom Two (Middle): 11'07" plus storage x 13'07" (3.53m plus storage x 4.14m)
Bedroom Three (Rear): 10'00" max x 15'11" (3.05m max x 4.85m)
Shower Room: 7'11" max x 6'08" max (2.41m max x 2.03m max)

Second Floor -

Split Level Landing
Eaves Storage
Bedroom Four (Front): 11'11" max x 18'10" max (3.63m max x 5.74m max)
Bedroom Five (Rear): 13'07" max x 13'00" max (4.14m max x 3.96m max)

General information

TENURE: The agents understand that the property is Freehold.
SERVICES: Central heating to radiators is provided by a Potterton boiler located within storage in the Lean To.
FIXTURES AND FITTINGS: Only those items mentioned in these particulars are included in the sale. All other items are excluded. Carpets and curtains may be available by separate arrangement with the vendors, if required.
PROPERTY INFORMATION QUESTIONNAIRE: A copy of a Property Information Questionnaire is available about this property at our office. This has been completed by the seller to provide comprehensive information about the property which will be of relevance to any intending purchaser.
AGENTS NOTES: Please note that the door leading from the vestibule into the hallway is not included in the sale and will be removed before completion. From the agents office continue along Adkins Lane which leads directly onto Lightwoods Hill. At the mini roundabout, go straight on; the property is situated on the left hand side, directly opposite Warley Woods.

THE CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

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FREE VALUATION FOR SALE

If you are thinking of selling, we would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

SURVEY DEPARTMENT

If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our services to carry out an independent survey on the property you intend to purchase. We provide RICS Home Buyers' Survey and Valuation Reports, to ensure your dream home will not turn into a nightmare. Please contact our Survey Department on 0121 477 6768.

LETTINGS

If you would like to rent your property out, or alternatively rent a property from us, contact our Lettings Department on 0121 445 7410.

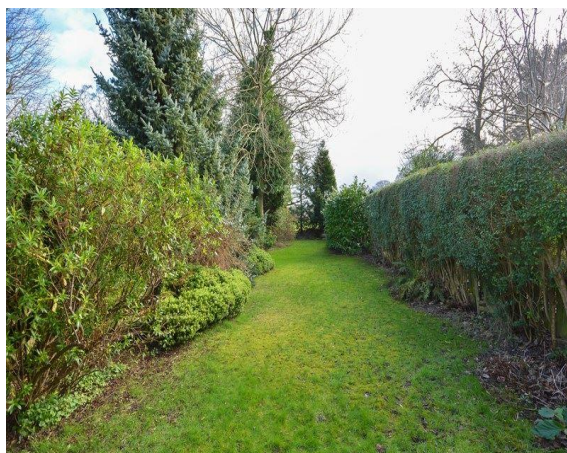
MORTGAGE AND FINANCIAL SERVICES

We will be very pleased to ask our Mortgage Consultant to discuss your mortgage requirements. Simple, impartial, personal service in a complex world – they have all lenders and life companies at their fingertips.


Loans are subject to status and survey. Minimum age is 18.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request. A mortgage indemnity policy may be required.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1991 SQ.FT. (185.0 SQ.M.)
 Measurements are approximate, not to scale. For illustrative purposes only.
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