



Hurst Road

Smethwick, Birmingham, B67 5NZ

Offers In The Region Of £260,000



- Superbly Presented Mid Terraced Home
- Three Bedrooms
- Well Maintained South Facing Rear Garden
- No Upward Chain
- Fantastic Location in Close Proximity of Warley Woods and Local Shops
- Two Bathrooms
- Excellent Transport Links to Birmingham City Centre, Harborne and Surrounding Areas
- EPC Rating - D

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A superbly presented three bedroom terraced home situated in this fantastic location in close proximity of Warley Woods and a variety of local amenities. The property has been modernised throughout to provide beautiful and spacious living accommodation with an excellent south facing garden at the rear. Being Sold with No Upward Chain.

The property is set back on the corner of Hurst Road and Norman Road set back well away from the street and with a lovely outlook over the treelined neighborhood. As you head towards the property there is a decorative stone fore-garden that leads to a UPVC entrance porch. The property comprises double glazing throughout, and gas central heating with a boiler that is approximately 5 years old.

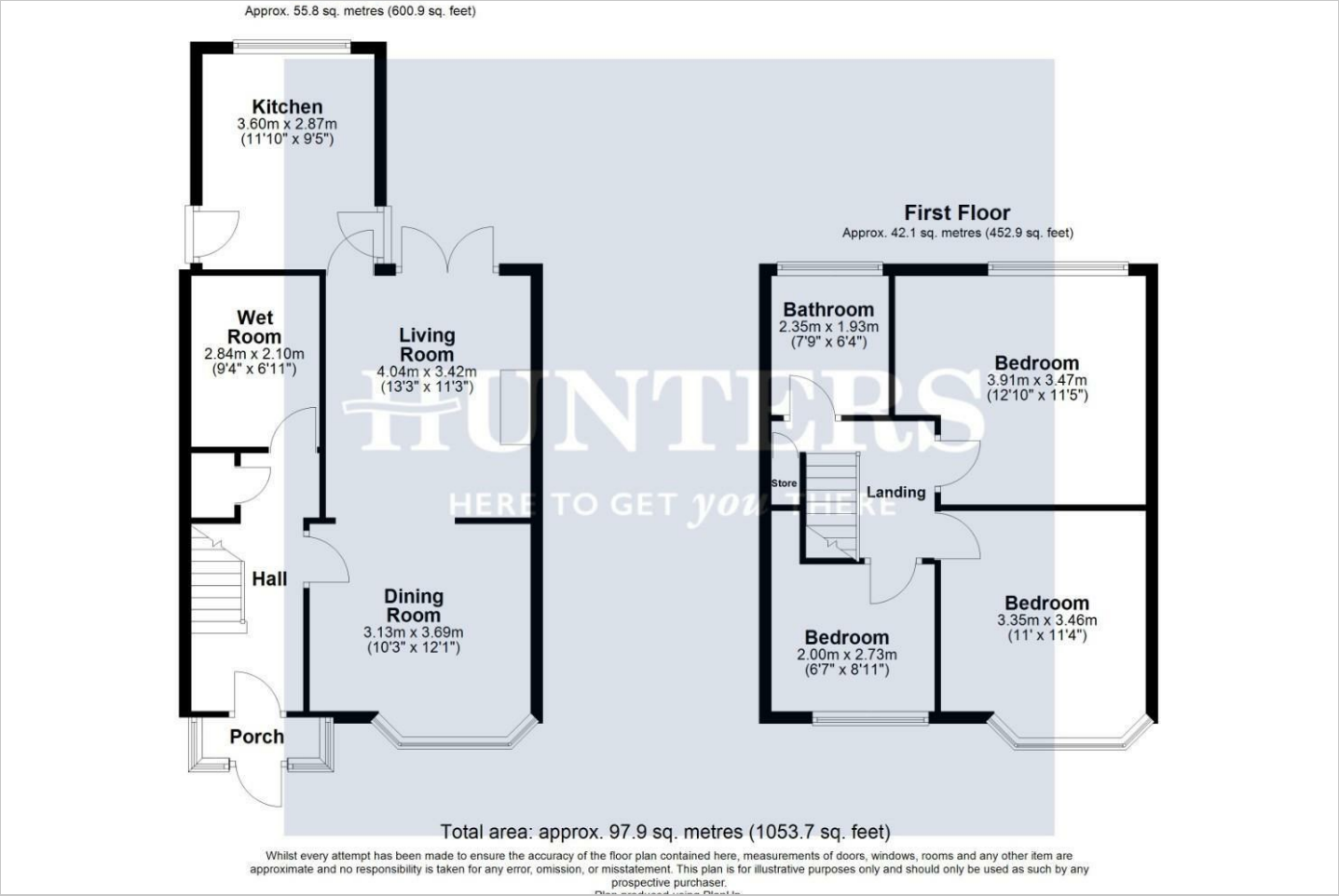
The entrance hallway provides a staircase to the first floor and leads into the downstairs shower-room with access into the main living accommodation. A through lounge-dining room includes a large bay window to the front and space for dining table and chairs, with a lovely lounge area towards the rear including a feature fireplace and gas fire inset with some fitted cupboards, shelving and access out to the rear garden. The breakfast kitchen is fully integrated and comprises wall and base level units with complimentary work surfaces and tiled splash-back. The integrated appliances include oven with gas hob, dishwasher, washing machine and fridge-freezer, and there is additional access to the side and the rear garden.

The upstairs provides three very good sized bedrooms, including two spacious doubles and a single third bedroom, and they are complimented perfectly by a partly tiled bathroom suite comprising WC, wash hand basin and a jacuzzi bath with separate shower attachment. Additionally, the landing has loft access via a pull down ladder which is boarded and offers excellent storage.

The south facing rear garden has a shared passageway providing useful access back to the property frontage, the garden includes a patio area that leads to a large lawn space with mature borders, with a fenced boundary and garden shed.

The property is situated in this highly desirable location with a variety of local amenities in very close proximity. Most notably the picturesque grounds of Warley Woods are a short walk away, providing a wonderful mix of woodland, open parkland, children's play area and a golf course, a wonderful green environment providing something for everyone all year round. Lightwoods Park also lies just beyond the woods offering an additional green escape and is renowned for Lightwoods House, a Grade II-listed building which has been restored to its 18th century glory and is now a high-quality venue offering both public and private events. The local area is also ideal for access into Birmingham City Centre, with the Hagley Road offering a direct route and excellent transport links directly into the City Centre, ideal for commuters. The area is also home to locally well regarded schools and the area also provides access to local swimming baths and gym facilities.

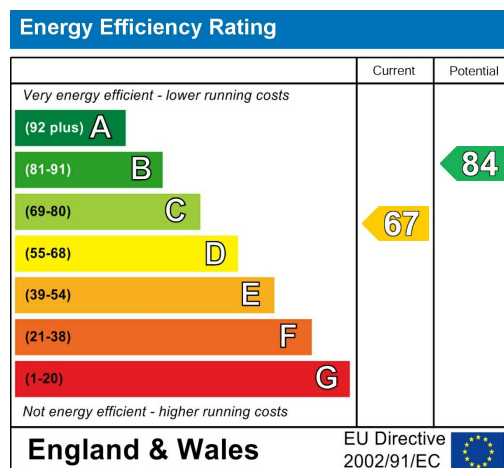
Floorplan







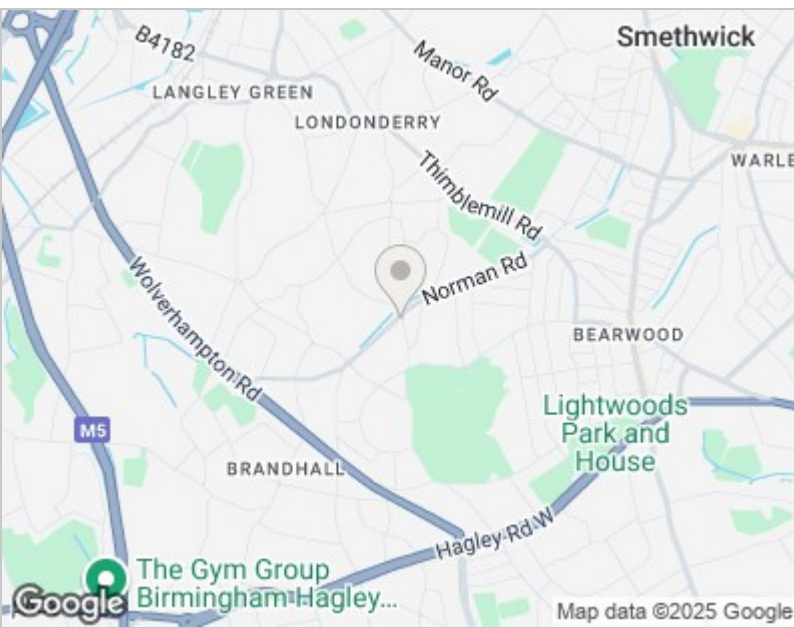
Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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