

ARKADE

PROPERTY



62 Hamilton Road
Smethwick, B67 5QF

Asking Price Of £152,500

Property Features

- Semi-detached
- 3 bedrooms
- Bathroom
- WC
- Kitchen/Dining room
- Living room
- Rear garden
- Front garden
- Double glazed
- Gas central heating

Full Description

Arkade Property are pleased to offer this three bedroom, semi-detached house located in Oldbury. The house briefly consists of a living room, kitchen and dining room, front and rear gardens, three bedrooms, a bathroom and a downstairs WC.

There is no industry in the immediate locality and consequently the site is tranquil with a semi-rural feel. Notwithstanding this, the M5 is only two kilometres away and Hagley Road West (A456), one of Birmingham's main arterial routes is only 500 m from the site. Consequently, within a radius of a 20 minute drive, one can get to Birmingham city centre, the Black Country, Merry Hill shopping centre, the Clent Hills (National Trust), the Worcestershire Green Belt and the Queen Elizabeth Hospital. In the immediate vicinity one can walk to an array of primary and secondary schools, the local shops on Hollybush and Stanley Road and Warley Woods which has a local park, an 18 hole golf course and is a site of local historical interest. A short drive will also take you to the local supermarkets in Quinton and Oldbury, the local colleges and the main bus routes are well served on the Wolverhampton and Hagley Roads.

The property is entered up the paved pathway running through the front garden. This leads into the porch which has double glazed windows and doors.

LIVING ROOM

13' 11" x 11' 10" (4.26m x 3.63m)

The living room is located at the front of the house and has carpeted flooring and papered walls. There is a double glazed window, a gas fire place with surround and a radiator. There is also a ceiling light, two wall sockets and a built in under stairs storage cupboard.



KITCHEN AND DINING ROOM

18' 9" x 14' 0" (5.72m x 4.27m)

Located at the back of the house is the extensive kitchen and dining room. The flooring is carpeted and there is a radiator, gas fire place, strip light, wall sockets and built in storage in the dining area. In the kitchen are the wood effect base units housing the sink and draining board. As well as the double glazed window, four wall sockets, strip light and the back door.

LEAN TO

The lean to is accessed from the kitchen and houses the downstairs WC with toilet and sink. There are then doors to the front and rear gardens.

GARDEN

The rear garden is in need of some green-fingered love. It has a paved path running through the middle and fantastic storage in the shed and the greenhouse.

HALL AND STAIRS

Back in the house the stairs come with carpeted flooring and a bannister. There is a light, double glazed window and a radiator. From the landing are doors leading to the bedrooms and bathroom.

BATHROOM

7' 5" x 5' 2" (2.27m x 1.60m)

The fitted bathroom has laminate flooring, a ceiling light, radiator and a frosted double glazed window. There is a walk in shower unit, toilet, sink and also the Worcester boiler.

MAIN BEDROOM

11' 6" x 9' 11" (3.51m x 3.04m)

The main bedroom is facing the back of the house with views over the garden via the double glazed window. The flooring is carpeted, the walls papered, there is a ceiling light, two wall sockets and a radiator.

SECOND BEDROOM

12' 5" x 8' 4" (3.79m x 2.56m)

This is another double bedroom with carpeted flooring, papered walls, a radiator and ceiling light. There is also a double glazed window over the front of the property.

THIRD BEDROOM

8' 8" x 8' 5" (2.66m x 2.57m)



The smallest bedroom has an 'L' shape and is ideal for a single bedroom or home office. The flooring is carpeted, there is a double glazed window, a radiator and a ceiling light.

Services

Mains electricity, gas, drainage and water are connected to the property. These have not been tested so no guarantee can be given that they are in working order.

Fixtures and Fittings

Fixtures, fittings and appliances referred to have not been tested so no guarantee can be made that these are in working order.

INFORMATION

Misrepresentation Act 1967. These details are prepared as a general guide only and must not be relied on as a basis to enter legal binding obligations. A prospective purchaser should rely upon his/her own inspection, surveyor and/or solicitor before any expenditure or legal commitment. If a prospective purchaser does wish to rely upon these particulars Arkade Property would be happy to provide specific written verification. Verbal representation will be made in good faith but cannot be relied upon. Subjective comments in these particulars are the opinion of Arkade Property only.

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Arkade Property has not tested any apparatus, equipment, fixtures, fittings or services and do not warrant that they are in good working order. The prospective purchaser's solicitor must ensure that these are owned by the seller and not subject to hire purchase or other conditional sale agreement.

Arkade Property has not checked legal documentation and the solicitor should verify the tenure of the property and all restrictive and other covenants. Measurements and distances are approximate and for guidance only. Where rooms are irregular only MAXIMUM dimensions are given.

Mortgage Advice: We would be happy to refer any enquiries concerning a mortgage to specialist independent consultants.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements