36 THE SIDINGS, THE LYNG, WEST BROMWICH, WEST MIDLANDS, B70 7RB

Offers in Excess of £120,000
LOCATION
The property occupies a pleasant position upon the popular 'Lyng' development and is handy for West Bromwich town centre and all local amenities and facilities, along with providing access to local Train/Tram stations, whilst the local major road network enables commuting to the surrounding areas. The property can be located turning off Bromford Lane into Lyttleton Street, turn second left into The Sidings where the property will be located a short distance along on the left hand side as indicated via the agents for sale board.

THE PROPERTY
Modern, spacious, 2 bedroomed 'Coach House' style property occupying a pleasant position upon the popular 'Lyng development, having gas radiator heating, double glazing and briefly comprising :- Entrance hall with staircase rising to First Floor Landing, attractive open plan lounge (with Balcony) and fitted kitchen area(having oven/hob), 2 double bedrooms, and bathroom. There is an allocated parking space at the rear, and vendors advise there may be the option of a permit parking space available at an additional cost. VIEWING ESSENTIAL. EPC rating C.

Entrance Hall
Staircase rising to :

Open Plan Lounge/Kitchen area 17' 4''(max overall) x 13' 2''(max overall) (5.28m x 4.01m)
Comprising :-

Lounge Area 13' 2''(max) x 9' 11'' (4.01m x 3.02m)
Radiator, double glazed double opening 'French' style doors onto BALCONY and opening through to :

Kitchen Area 8' 10'' x 7' 1'' (2.69m x 2.16m)
Double glazed window to the rear, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, plumbing for automatic washing machine, and concealed gas central heating boiler.

Bedroom One 10' 10''(plus recess) x 8' 9'' (3.30m x 2.66m)
2 Double glazed windows to the front and radiator.

Bedroom Two 10' 11'' x 8' 4'' (3.32m x 2.54m)
Double glazed window to the rear, and radiator.

Bathroom 7' 2''(max) x 7' 1''(max) (2.18m x 2.16m)
Double glazed window to the rear, radiator, and attractive suite comprising :- Bath, pedestal wash handbasin, wc and complimentary tiling to the walls.

Outside
Allocated Parking Space
At the rear.

Tenure
The agents are advised that the property is predominantly freehold., however the vendors advise there is a 'flying' freehold to part of the dwelling. The agents are advised there is a small peppercorn rent and a current service charge of approx £179 pa for shared outside areas. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure and any service charge.
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 reply 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 Humberston 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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