





LOCATION

Occupying a cul-de-sac position within this convenient neighbourhood, the property, set within First Meadow Piece is Handy for local shopping facilities, schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre, QE hospital and further to the surrounding area. The property can be located turning off Quinton Road West into Martley Croft, first left into First Meadow Piece where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a very well presented and improved 3 bedroomed town house offering good sized living accommodation and briefly comprising :- On the ground floor is an Entrance hall (with WC off), study/hobby room (originally Garage), and spacious lounge. Lower ground floor offers superb large re-fitted kitchen (having integrated appliances) and additional room. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a drive providing off road parking, and pleasant rear garden. DG & GCH. EPC rating c.

Entrance Hall

Radiator, staircase rising to the first floor and staircase leading down to lower ground floor, built in storage cupboard housing the central heating boiler, and doors off to :-

Downstairs WC

Double glazed window to the front, radiator, wash handbasin, low level flush WC, and tiling to the walls.

Study/Hobby Room (originally Garage) 16' 0" x 9' 5" (4.87m x 2.87m)

Double glazed window to the front, and radiator.

Lounge (L-shaped) 16' 0"(max) x 12' 5"(max) (4.87m x 3.78m)

Double glazed window to the rear providing pleasant outlook. 2 radiators.

Lower Ground Floor

Hallway

Opening through to Kitchen, useful built in storage cupboard.

Additional Room 14' 4" x 8' 8" (4.37m x 2.64m)

With radiator



Re-Fitted Kitchen 15' 10" x 12' 3" (4.82m x 3.73m)

Double glazed picture windows to the rear, 2 radiators, fine range of base units, work surface areas, wall cupboards, one and a half bowl single drainer sink with mixer tap, breakfast bar, integral 'Smeg' oven, 4 ring 'smeg' electric hob and cooker good above, central island feature, integrated fridge/freezer, complimentary tiling to the walls, and double glazed double opening doors onto the rear garden.

First Floor Landing

Loft access and doors off to all First Floor Accommodation

Bedroom One 16' 2"(to back of wardrobe) x 9' 7" (4.92m x 2.92m)

Double glazed window to the front, radiator and fitted wardrobes with mirrored sliding doors, hanging rail and storage.

Bedroom Two 12' 7" x 8' 6" (3.83m x 2.59m)

Double glazed window to the rear providing pleasant outlook. Radiator.

Bedroom Three 9' 6" x 7' 3" (2.89m x 2.21m)

Double glazed window to the rear and radiator.

Re-Fitted Bathroom 8' 6" x 5' 4" (2.59m x 1.62m)

Double glazed window to the front, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush WC, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, artificial lawn area.

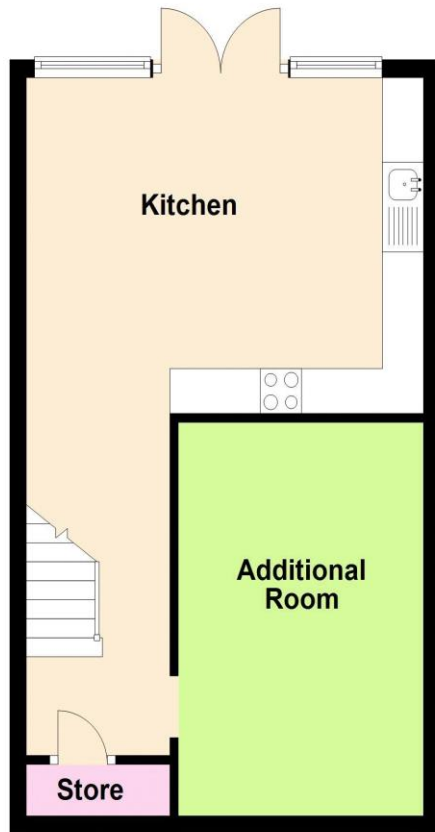
Property related services

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 £210 per transaction.

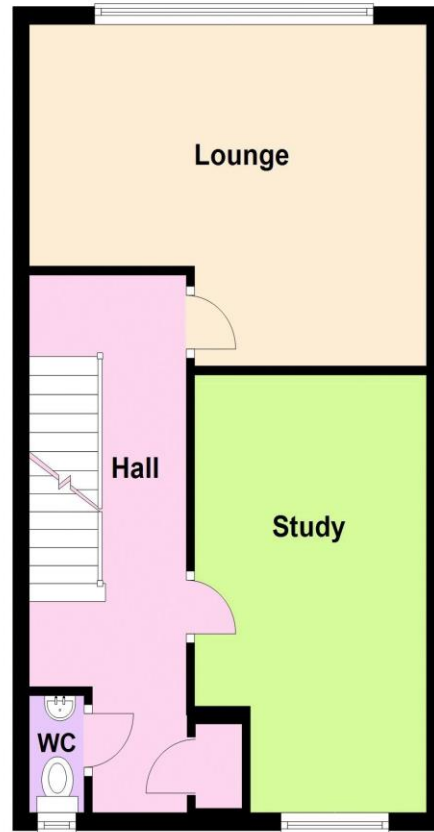
Tenure

The agents are advised that the property is freehold. 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.

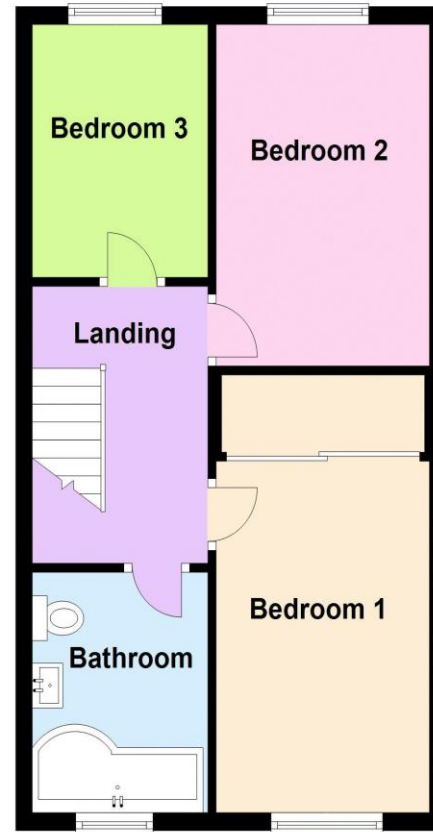
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



