



humberstones
homes

11 WISLEY WAY, QUINTON, BIRMINGHAM, B32 2JU
£129,950





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local shopping facilities and amenities, whilst the local major road network enables commuting into Birmingham City Centre, QE Hospital and further to the surrounding areas. The property can be located turning off Welsh House Farm Road into Wisley Way and the property is situated a short distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 2 bed end terrace which requires modernization, but offers potential and briefly comprises the following accommodation :- On the ground floor is an entrance porch, hall (with downstairs WC off), lounge and dining kitchen. First floor provides 2 double bedrooms and bathroom. Outside are pleasant gardens to front and rear. Majority Double glazing and gas radiator heating. EPC rating D.

Entrance Porch

Built in storage cupboard, and front door leads to :-

Hall

Staircase with handrail rising to the first floor, radiator, understair recess, and doors off to all Ground Floor Accommodation.

Downstairs WC

Wash handbasin and WC.

Lounge 16' 0" x 10' 4" (up to patio door) (4.87m x 3.15m)

Sliding patio door onto the rear garden, radiator.

Dining Kitchen 15' 4" x 9' 6" (4.67m x 2.89m)

Double glazed window to the front, radiator, base units, work surface area, single drainer sink and central heating boiler.



First Floor Landing

Radiator, loft access, useful walk in store and doors off to all First Floor Accommodation.

Bedroom One 13' 2" (to back of wardrobe) x 12' 4" (into recess) (4.01m x 3.76m)

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

Bedroom Two 12' 4" x 9' 8" (3.76m x 2.94m)

Double glazed window to the front and radiator.

Bathroom 9' 0" (max) x 6' 0" (max) (2.74m x 1.83m)

Double glazed window to the rear, radiator, bath, wash handbasin, wc, and built in store/airing cupboard.

Outside

Front

Foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, outbuilding/store, lawn, pathway and rear access gate.

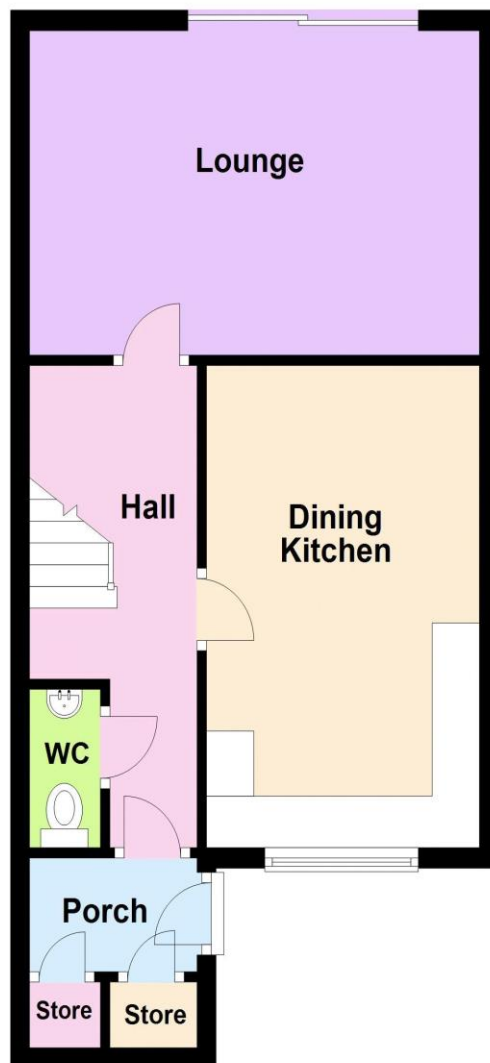
Property Related Services

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.

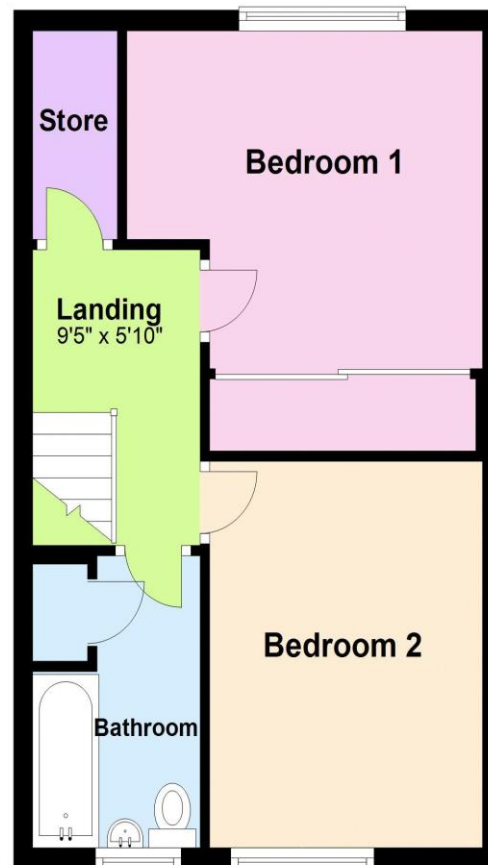
Tenure

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	88
(69-80) C		(69-80) C	
(55-68) D	65	(55-68) D	64
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
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.

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