



35 BARN PIECE, QUINTON, BIRMINGHAM, B32 1RD

**£133,000**





### LOCATION

Barn Piece is a convenient residential road set within the Quinton location, and is handy for local amenities, facilities, schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Highfield Lane into Barn Piece where the property is situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a well presented 3 bedroomed mid terrace, with pleasant outlook from the front, set back behind a small foregarden and briefly comprising the following accommodation :- On the ground floor is an entrance hall (with downstairs WC off), lounge, breakfast kitchen and rear lobby/store. First floor provides 3 bedrooms and shower room. Outside is a pleasant rear garden. DG & Warm air heating. EPC rating D.

#### Entrance Hall

Staircase rising to the first floor, understair recess, and doors off to :-

#### Downstairs WC

Double glazed window to the front, WC and wash handbasin.

#### Lounge 16' 2" (max) x 9' 11" (max) (4.92m x 3.02m)

Double glazed window to the front providing pleasant outlook, heating duct, and attractive feature fire surround.

#### Breakfast Kitchen 16' 0" x 9' 2" (4.87m x 2.79m)

2 Double glazed windows to the rear, heating duct, base and wall mounted units, rolled top work surface areas, gas cooker point, one and a half bowl single drainer sink with mixer tap, complimentary tiling to the walls and door leads through to :-

#### Walk in Store/Pantry

Shelving and door to the rear garden.

#### First Floor Landing

Built in storage cupboard and doors off to all First Floor Accommodation :-



#### Bedroom One 12' 3" (to back of wardrobe) x 9' 6" (max) (3.73m x 2.89m)

Double glazed window to the front, heating duct, and fitted wardrobe with hanging rail and storage.

#### Bedroom Two 13' 0" (max) x 9' 8" (into recess) (3.96m x 2.94m)

Double glazed window to the rear, and heating duct.

#### Bedroom Three 9' 11" x 6' 10" (3.02m x 2.08m)

Double glazed window to the rear. Heating duct.

#### Shower Room 6' 2" x 6' 1" (plus door recess) (1.88m x 1.85m)

Double glazed window to the front, heated towel rail and attractive suite comprising :- Low level flush WC, pedestal wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Outside

#### Front

Small foregarden leading to the accommodation.

#### Rear Garden

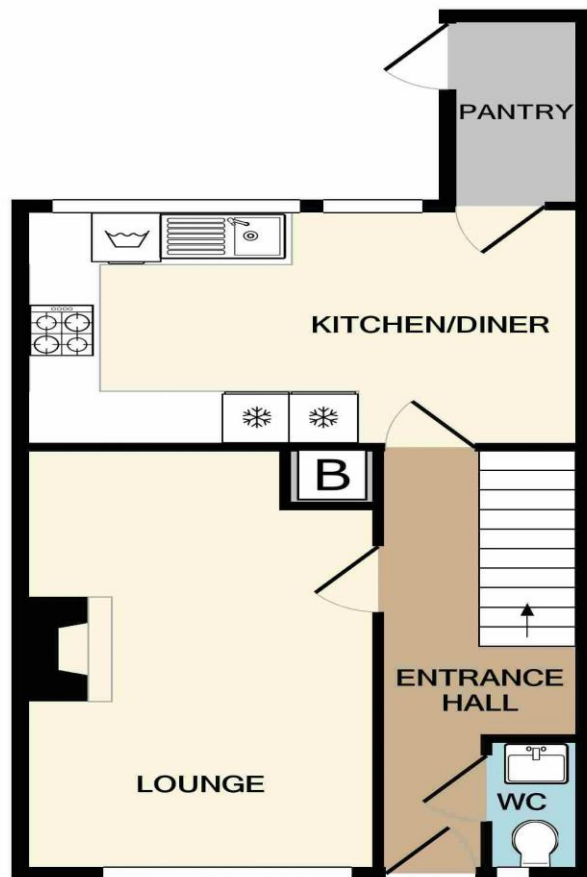
Pleasant rear garden with patio, garden area and rear access gate.

### Property related services

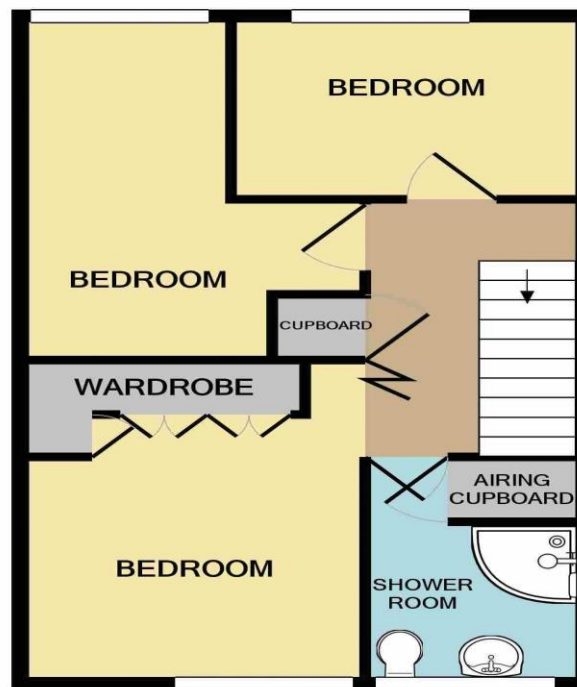
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### Tenure

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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