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homes

58 FLEMING ROAD, QUINTON, BIRMINGHAM, B32 1ND

£160,000





LOCATION

The property can be found in the residential area of Quinton close to local shops and businesses on Quinton Road West, Tesco superstore on Ridgacre Road, bus routes into Birmingham city centre, the QE hospital around 4 miles away and motorway access at junction 3 of the M5. The property can be found by turning off Ridgacre Road into Quinton Road West and continue over the following roundabout for some distance turning left into Hopedale Road and then right into Pitman Road. Continue along here into Fleming Road where the property will be found on the right hand side.

DESCRIPTION

Well presented end terraced home which offers good sized living accommodation with refitted bathroom and benefits from off road parking and garage, whilst being well positioned for local amenities, public transport and the motorway network. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, lounge, 20ft kitchen diner, utility and downstairs wc. At first floor level there are two double and one single bedroom and bathroom. Outside to the front there is a garden and driveway providing off road parking and access to garage and rear garden. The property benefits from UPVC double glazing and gas central heating (combi boiler). EPC Rating: D

Part glazed double wooden doors lead to Entrance Porch

Entrance Porch

Having wall light point and part glazed upvc door to Entrance Hall.

Entrance Hall

Having laminate flooring, meter cupboard, stairs rising to first floor landing, understairs store, single panel radiator, ceiling light point and doors to lounge and kitchen.

Lounge 14' 4" x 11' 8"max (4.37m x 3.55m)

Front Facing - Having feature fire surround, laminate flooring, single panel radiator, four wall light points, ceiling light point and door to dining area.

Kitchen/Diner 20' 7" x 9' 5"max (6.27m x 2.87m)

Rear Facing - Fitted with wall and base units with work surfaces over, inset sink unit, cooker recess with cooker hood above, space for fridge freezer, single panel radiator, three ceiling light points and door to utility room/store.

Utility/Store

Side Facing - Having plumbing for washing machine, space for tumble dryer, and fridge freezer, wall light point and doors to downstairs wc and rear garden.

Downstairs WC

Fitted with low level wc and having wall light point.

First Floor Landing

Having doors to bedrooms and bathroom access to loft space and ceiling light point.

Bedroom One 12' 3" x 11' 7" (3.73m x 3.53m)

Front Facing - Having built in cupboard, single panel radiator and ceiling light point.

Bedroom Two 12' 4" x 7' 11" (3.76m x 2.41m)

Rear Facing - Having built in cupboard, cupboard housing wall mounted combination gas central heating boiler, single panel radiator and ceiling light point.

Bedroom Three 8' 8"max x 8' 0"max (2.64m x 2.44m)

Front Facing - Including stair bulk head with cupboard over and having single panel radiator and ceiling light point.

Bathroom

Rear Facing - Refitted with suite comprising paneled bath with electric shower above and screen, low level wc, pedestal wash hand basin, vinyl flooring, single panel radiator, extractor, part tiling to walls and ceiling light point.

Front Garden

Set back from the road behind low level wall with low maintenance frontage and driveway adjacent leading to garage and rear garden.

Garage 16' 0" x 8' 0" (4.87m x 2.44m)

Timber framed garage.

Rear Garden

Good sized garden having paved patio area the remainder being predominantly laid to lawn with borders.

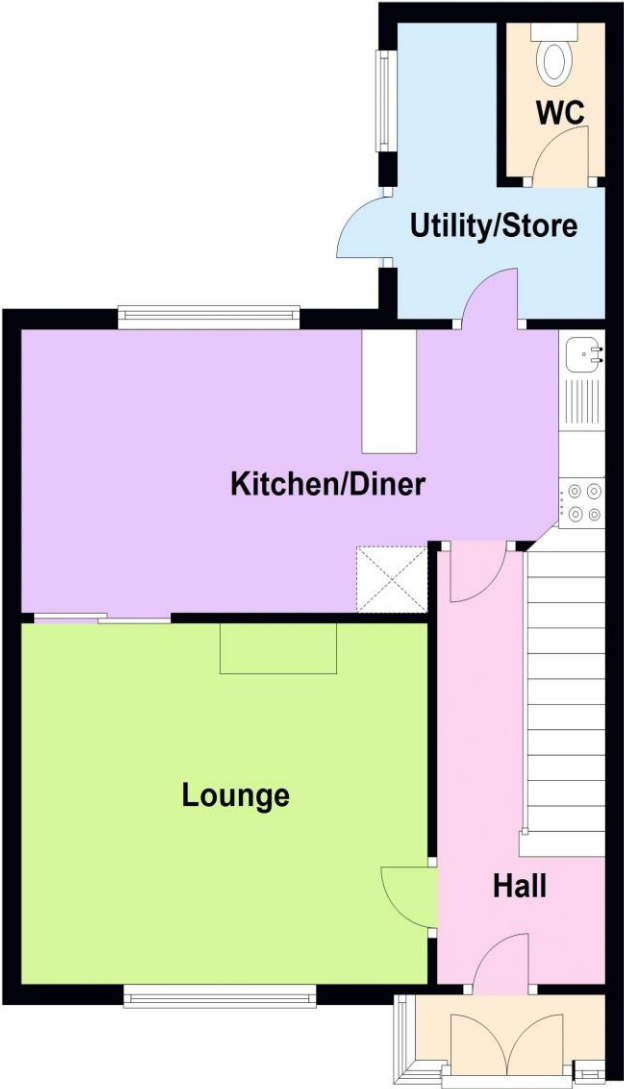
Tenure

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.

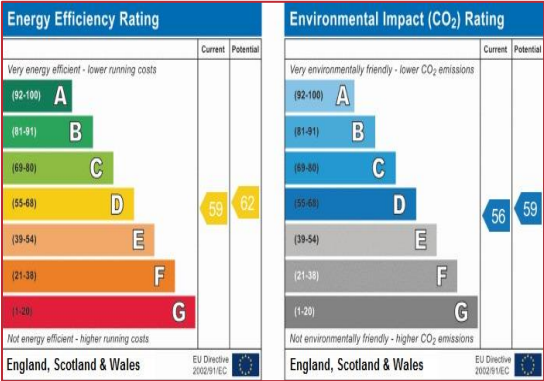
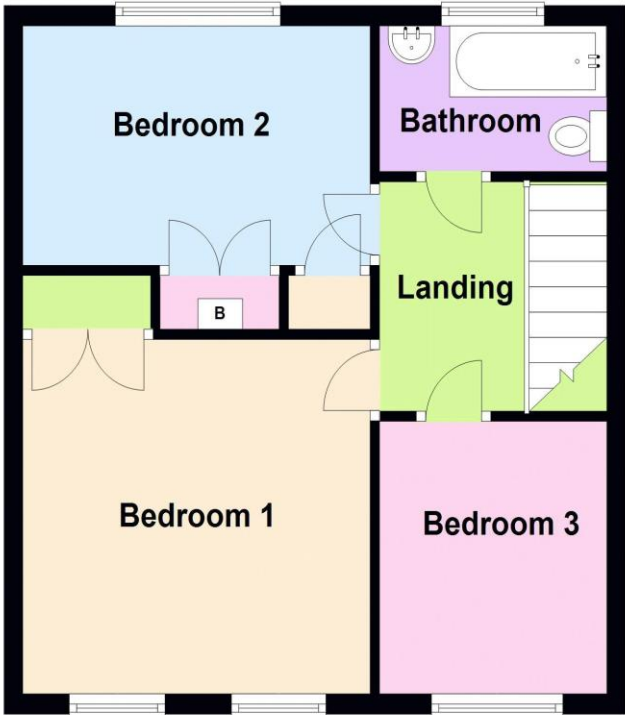
Property Related Services

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.

Ground Floor



First Floor



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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