



humberstones
homes

82 OVERDALE ROAD, QUINTON, BIRMINGHAM, B32 2QR
£155,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for local shopping facilities, amenities, 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 Ridgacre Road into Overdale Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented 3 bedroomed end terrace family home which would be ideal for a first time buyer and offers good sized living accommodation. The property is set within this popular neighbourhood and briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, fitted kitchen and bathroom. First floor provides 3 generous bedrooms and outside is good sized rear garden. Majority double glazing and gas radiator heating. EPC rating tbc

Porch

Front door leads to :-

Entrance Hall

Radiator, staircase rising to the first floor and door leads through to :-

Lounge 14' 11"(into bay) x 12' 10"(max) (4.54m x 3.91m)

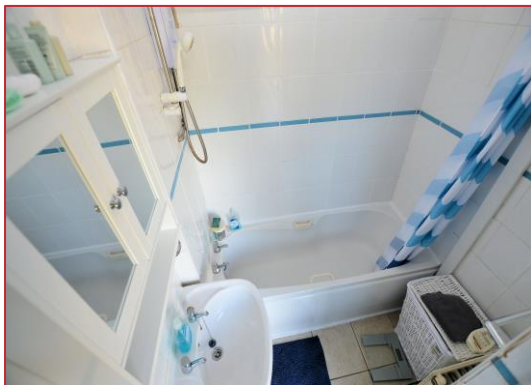
Double glazed bay window to the front, radiator, feature fire surround housing gas fire, coving, useful built in understairs storage cupboard, and door leads to :-

Fitted Kitchen 9' 7"(plus recess) x 7' 5"(max) (2.92m x 2.26m)

Double glazed window to the rear, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer, plumbing for washing machine, complimentary tiling to the walls, double glazed door to the rear garden and further door leads to :-

Downstairs Bathroom 9' 10"(max) x 5' 9"(max) (2.99m x 1.75m)

Single glazed window to the rear, radiator, and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and tiling to the walls.



First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 16' 0"(into recess) x 9' 4" (4.87m x 2.84m)

Double glazed window to the front and radiator.

Bedroom Two 11' 0" x 8' 5" (3.35m x 2.56m)

Double glazed window to the rear. Radiator.

Bedroom Three 8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window to the rear. Radiator

Outside

Front

Foregarden and pathway leading to the accommodation.

Rear Garden

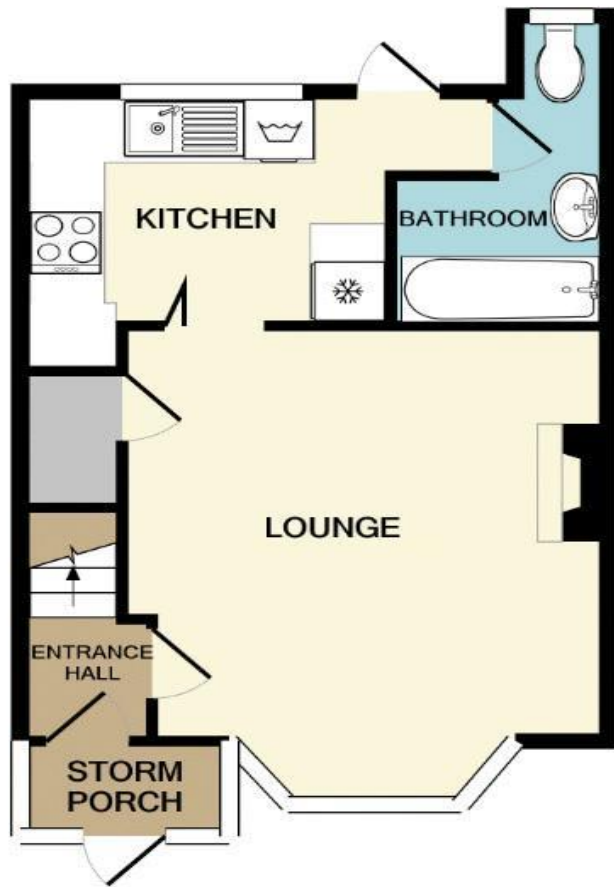
Good sized rear garden with patio, lawn area and pathway.

Property Related Services

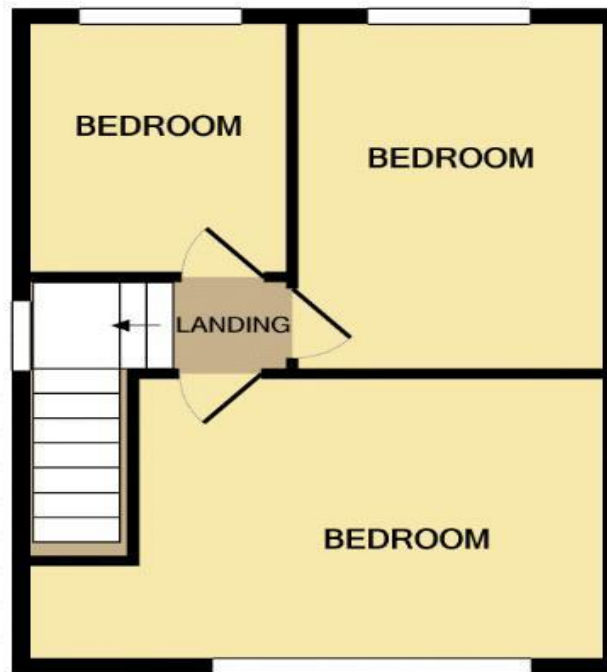
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Tenure

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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