



humberstones
homes

50 MALPAS DRIVE, BARTLEY GREEN, BIRMINGHAM, B32 3QF
£79,995





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities, facilities and school, 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 Adams Hill into Romsley Road, first left into Offmoor Road, and left again into Malpas Drive, where the property is situated a distance along.

DESCRIPTION

This is a good sized first floor Maisonette, convenient for local amenities and facilities, briefly comprising the following accommodation :- Ground floor entrance with staircase rising to First floor landing area, opening to spacious lounge area, kitchen, double bedroom and shower room. Majority double glazing and gas radiator heating. EPC rating D.

Entrance Hall

Staircase rising to the first floor

Landing

Double glazed window to the front, radiator and opening through to :-

Lounge Area 16' 0" x 9' 9" (4.87m x 2.97m)

Double glazed window to the front, radiator and double glazed window to the rear.

Kitchen 9' 8" x 7' 6" (max) (2.94m x 2.28m)

Double glazed window to the rear, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, and complimentary tiling to the walls.

Bedroom 12' 10" (plus store) x 10' 8" (3.91m x 3.25m)

Double glazed window to the rear, radiator, and built in storage cupboard.

Shower Room 9' 7" x 4' 8" (2.92m x 1.42m)

Single glazed window to the rear, radiator, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

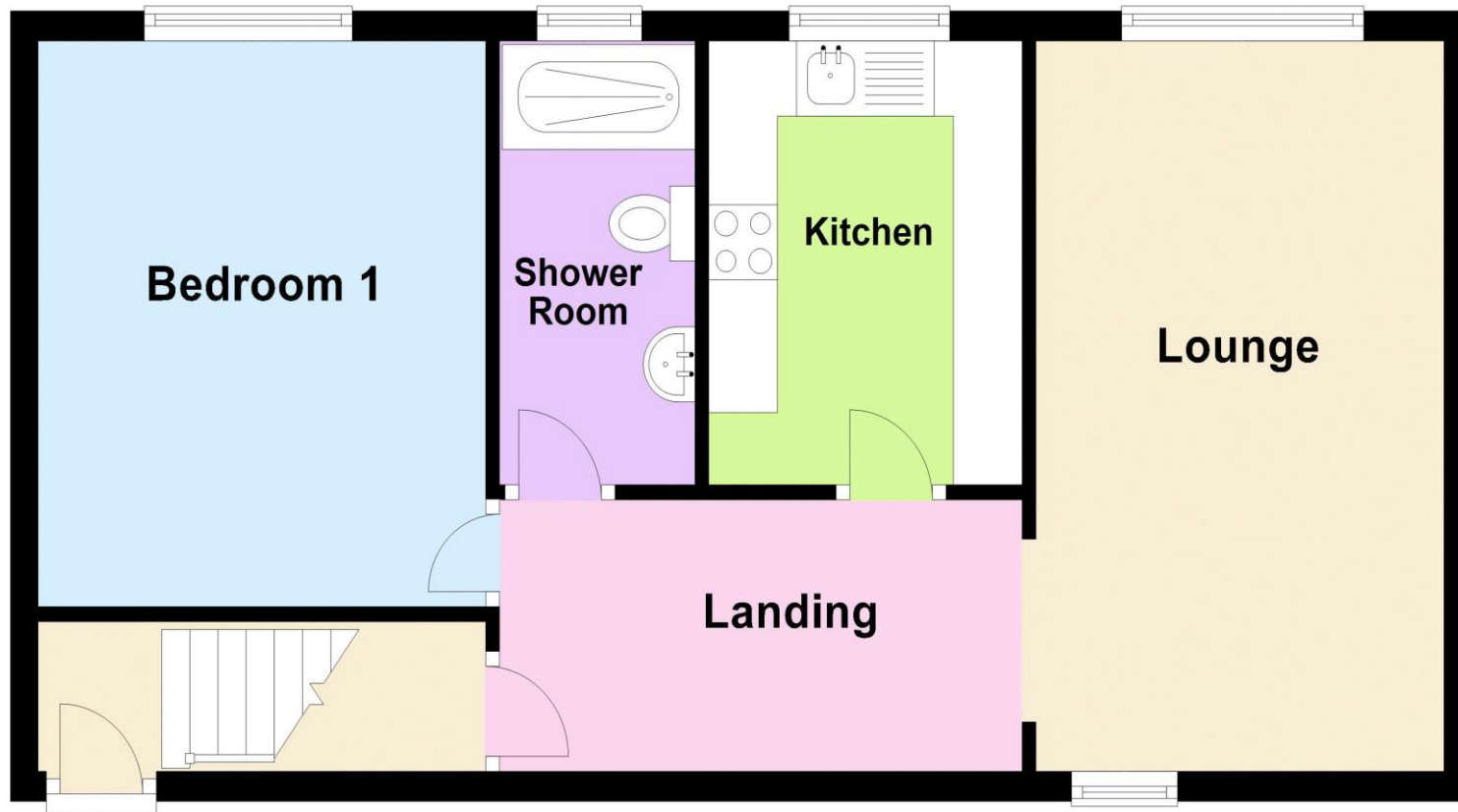
Property Related Services

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 Leasehold, We are advised that the ground rent is approx £10 pa and there is no current service charge. 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



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.

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