



humberstones
homes

64 BOLNEY ROAD, QUINTON, BIRMINGHAM, B32 2PU

£140,000





LOCATION

The property is conveniently situated and is handy for local shopping facilities, amenities, school and bus route, whilst the local major road network enables commuting to QE hospital, Birmingham City Centre and further to the surrounding areas. The property can be located turning off Quinton Road West into Bolney Road and is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a good sized 2 bedroomed mid terrace home, convenient for gaining access into Birmingham City Centre, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an Entrance hall, spacious lounge, kitchen and conservatory. First floor provides 2 bedrooms and bathroom. Outside is a good sized rear garden. Double Glazed and Gas radiator heating. EPC rating D.

Entrance Hall

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

Lounge 13' 5"(max) x 12' 9"(plus store) (4.09m x 3.88m)

Double glazed window to the front, radiator, attractive feature fire surround with hearth, useful understair storage cupboard, and door leads to :-

Kitchen 15' 9"(max) x 6' 3" (4.80m x 1.90m)

2 Double glazed windows, base units, work surface area, one double and one single wall cupboard, one and a half bowl single drainer sink with mixer tap, gas cooker point and sliding door leads through to :-

Conservatory 9' 4"(max) x 9' 2" (2.84m x 2.79m)

Double glazed windows looking over the rear garden, radiator, and double glazed double opening doors onto the garden.



First Floor Landing

Loft access and doors off to all First Floor Accommodation

Bedroom One 12' 11"(plus storage) x 9' 1"(max) (3.93m x 2.77m)

2 Double glazed windows to the front, radiator, and useful walk in store/wardrobe.

Bedroom Two 11' 0" x 8' 4" (3.35m x 2.54m)

Double glazed window to the rear, and radiator.

Bathroom 8' 0" x 7' 3" (2.44m x 2.21m)

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

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Patio, garden area and rear access gate.

Property Related Services

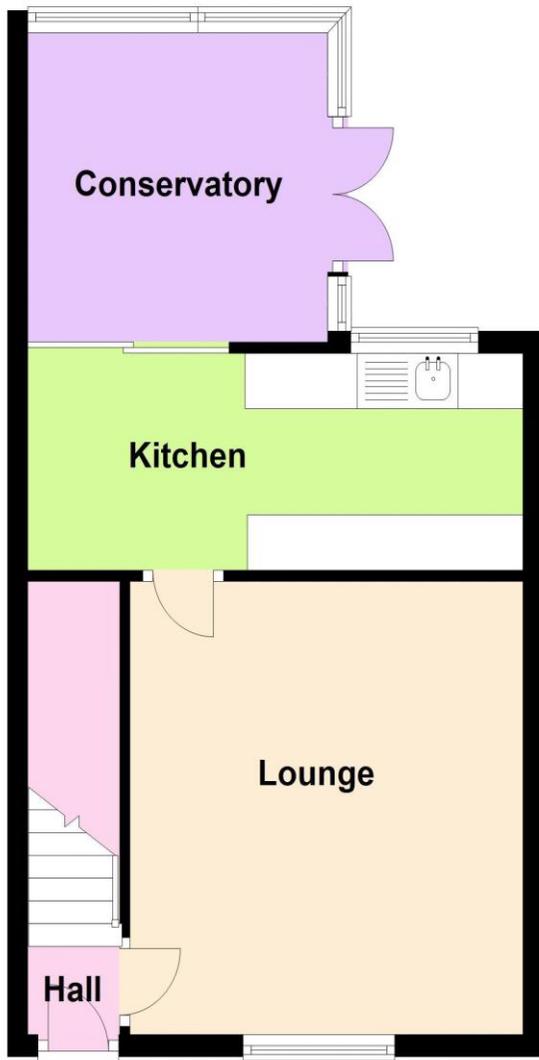
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Tenure

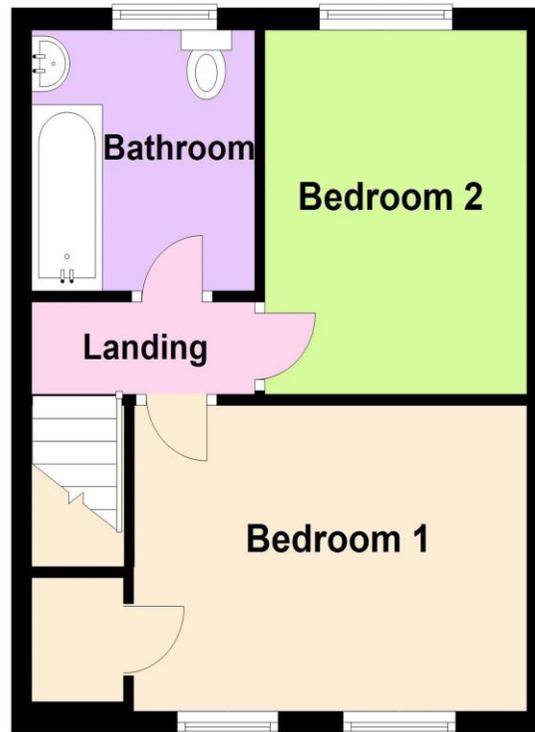
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.



Ground Floor



First 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			
88	88	87	87
67	67	64	64
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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