



**humberstones**  
homes

35 MALPAS DRIVE, BARTLEY GREEN, BIRMINGHAM, B32 3QE  
**£145,000**







### LOCATION

The property is situated within this cul-de-sac location and is handy for local shopping facilities, bus route and schools, 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, left into Offmoor Road, and first left into Malpas Drive where the property is situated a distance along on the right hand side.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 3 bedroomed mid terrace family home within cul-de-sac location, set back behind a drive providing off road parking and leading to the following accommodation :- On the Ground Floor is an entrance vestibule (with useful storage cupboard), hall (having downstairs wc off), spacious lounge and dining kitchen, First floor providing 3 bedrooms and shower room. Outside is a Garage and pleasant rear garden. Double Glazed and Gas Warm Air Heating. EPC rating D.

#### Entrance Vestibule

Useful built in storage cupboard and front door leads to :-

#### Hall

Warm air heating duct, staircase rising to the first floor, understair recess, and doors off to all ground floor accommodation :-

#### Downstairs WC

Wash handbasin and WC.

#### Lounge 16' 2" x 12' 6" (4.92m x 3.81m)

Double glazed picture window to the rear, warm air heating duct and double glazed door to the rear.

#### Dining Kitchen 16' 3" x 9' 11" (4.95m x 3.02m)

Double glazed window to the front, warm air heating duct, base units, work surface area, single drainer sink with cupboard below, complimentary tiling to the walls, and dining area.

#### First Floor Landing

Loft access, built in storage cupboard and doors off to all First Floor Accommodation.

#### Bedroom One 13' 5" x 9' 10" (4.09m x 2.99m)

Double glazed window to the front, and warm air heating duct.

#### Bedroom Two 12' 9" (plus storage cupboard) x 8' 7" (plus recess) (3.88m x 2.61m)

Double glazed window to the rear, warm air heating duct and built in storage cupboard.

#### Bedroom Three 9' 8" x 7' 3" (2.94m x 2.21m)

Double glazed window to the rear, and heating duct.

#### Shower Room 8' 10" (into recess)' x 6' 0" (max) (2.69m x 1.83m)

Double glazed window to the front, built in airing cupboard and suite comprising :- WC, Wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

### Outside

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage 16' 4" x 8' 7" (4.97m x 2.61m)

Up and over door

#### Rear Garden

Useful Outbuilding/Store and pleasant rear garden with patio, stone chippings area, shrub borders and pathway.

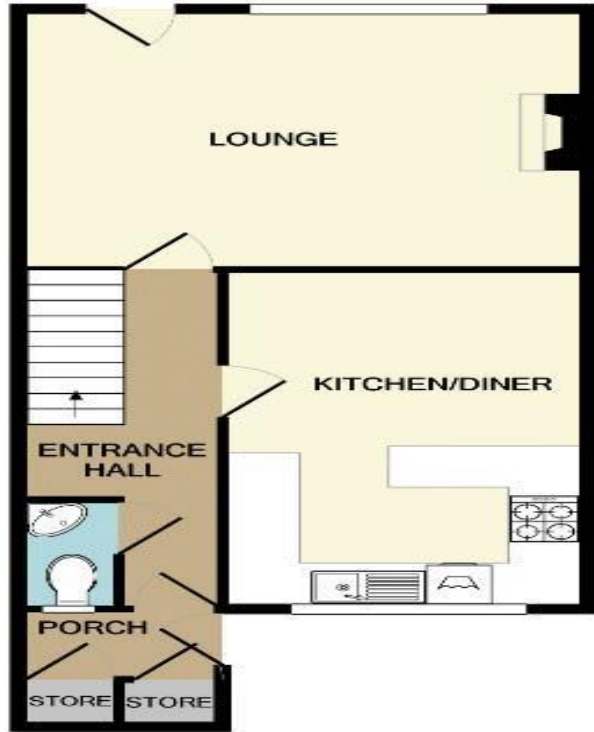
### Property related services

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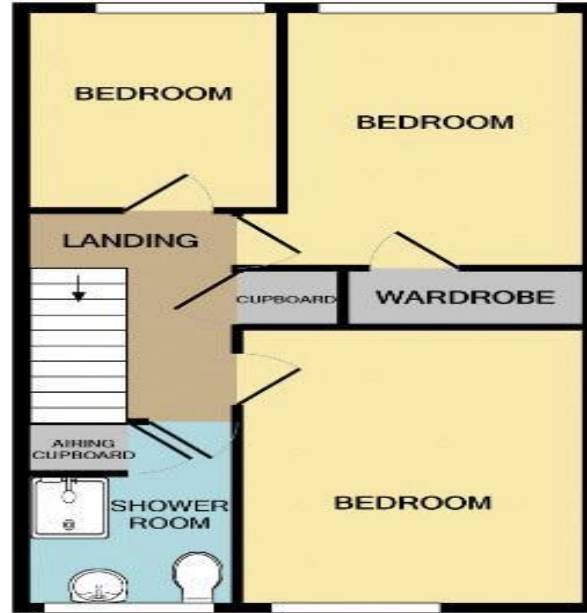
### Tenure

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.



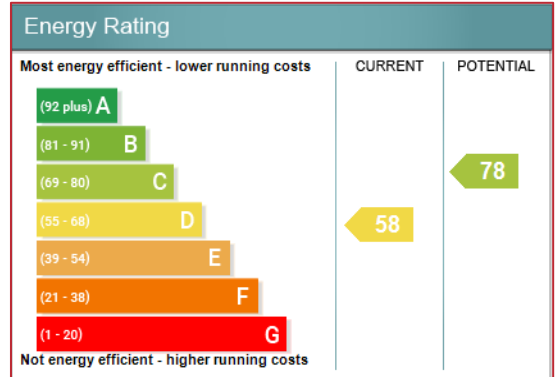


GROUND FLOOR



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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Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk





