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homes

65 MINTON ROAD, BIRMINGHAM, WEST MIDLANDS, B32 2XE
£280,000





LOCATION

The property occupies a pleasant position within this popular cul-de-sac location and is handy for local shopping facilities, amenities, 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 West Boulevard into Minton Road, and is situated towards the bottom of the road on the right hand side.

DESCRIPTION

This spacious, currently 3 bed Link detached family home has a sizeable extension to the side (which is only partly finished and needs to be completed). The property has a drive providing off road parking, garage, and briefly comprises :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge, sitting area, dining room, kitchen and utility. Additionally there is the currently unfinished extension which will comprise an extra reception room at the front and sun lounge at the rear. First floor currently provides 3 bedrooms and bathroom and additional unfinished extension which can provide extra bedroom and bathroom (original bathroom will become the access to the extension). Outside is a pleasant rear garden. Double glazed and gas radiator heating. EPC rating D.

Entrance Vestibule

Door to Hall and further door to :-

Downstairs WC

With wash handbasin and WC.

Hall

Radiator and door to :-

Lounge 18' 7" (max) x 11' 5" (max) (5.66m x 3.48m)

Double glazed window to the front, and door to :-

Breakfast Area 11' 11" x 8' 3" (3.63m x 2.51m)

Staircase rising to the First Floor, opening through to extension, door to Kitchen and further door to :-

Dining Room 13' 10" x 9' 3" (4.21m x 2.82m)

Double glazed window to the side, 2 double glazed windows to the rear, and radiator.



Kitchen 8' 7" x 7' 0" (2.61m x 2.13m)

Window to Dining Room, radiator, base unit, work surface area, wall cupboard, single drainer sink with mixer tap, integral oven, 4 ring gas hob, complimentary tiling to the walls, understair storage cupboard and door to :-

Utility 7' 10" x 5' 8" (2.39m x 1.73m)

Double glazed window to the rear, door to the rear garden and door to Garage.

First Floor Landing

Loft access, built in storage cupboard and doors off to :-

Bedroom One 15' 8" x 8' 10" (4.77m x 2.69m)

2 Double glazed windows to the rear, and radiator

Bedroom Two 10' 0" x 7' 10" (3.05m x 2.39m)

Double glazed window to the front and radiator.

Bedroom Three 10' 0" x 7' 6" (to back of wardrobe) (3.05m x 2.28m)

Double glazed window to the front, radiator, and fitted wardrobe with hanging rail and storage.

Bathroom 6' 1" x 5' 4" (1.85m x 1.62m)

Currently having Bath, wc, wash handbasin.

Extension (To be completed)

Which will potentially comprise the following :- Ground floor to provide Sitting Room and Sun Room, and First Floor to provide additional double bedroom and bathroom.

Front

Off road parking, foregarden and leading to the accommodation.

Garage/Useful Store

At the side of the property.

Rear Garden

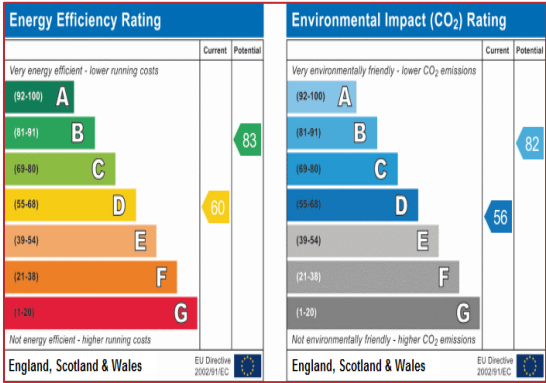
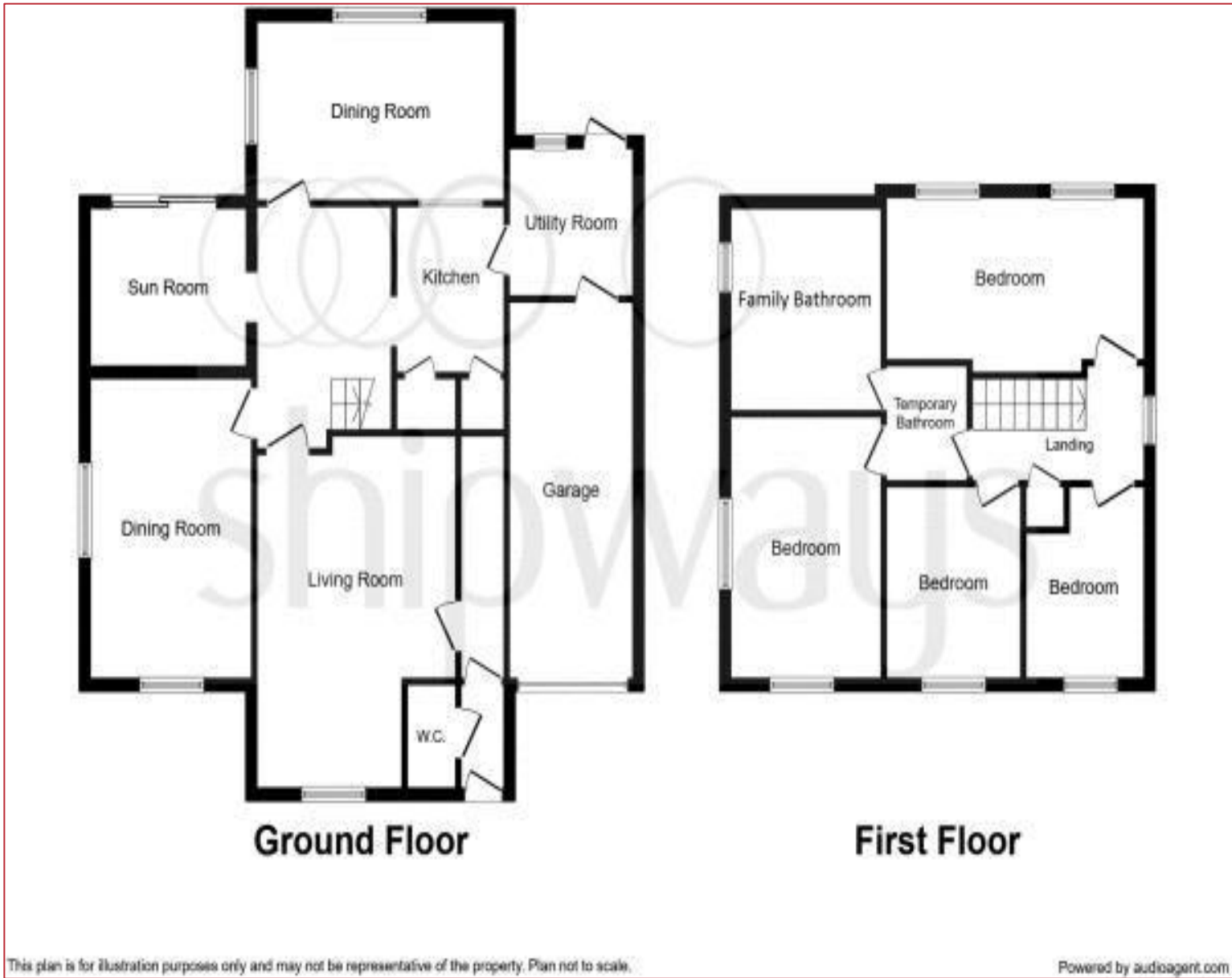
Pleasant rear garden with patio and lawn area.

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.



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