



**humberstones**  
homes

5 COPLOW TERRACE, OFF COPLOW STREET, EDGBASTON, BIRMINGHAM, B16 0DQ  
**£120,000**







### LOCATION

Coplow Terrace can be found in the residential area of Edgbaston on it's borders with Ladywood in a terraced row of properties, giving access to local shops, businesses, and local hospital. Bus routes provide easy access into Birmingham city centre and the local major road network enables commuting to the surrounding areas. The property can be located turning off City Road onto Dudley Road, continue straight on at the traffic lights along Dudley Road, turn right into Northbrook Street, turn right into Coplow Street, and Coplow Terrace is located a distance along on the right hand side.

### DESCRIPTION

The property is a spacious terraced home, convenient for Birmingham City Centre, and comprises on the ground floor of an entrance hall, lounge, kitchen/diner, rear lobby and a downstairs bathroom. On the first floor there is a landing and 3 bedrooms. There is a paved garden to the front and a small courtyard to the rear. The property benefits from majority double glazing and electric heating. There is no gas connected to the property. EPC rating: E

**Front door leads to entrance hall**

#### Entrance Hall

Having stairs to first floor, ceiling light and door to lounge.

#### Lounge 14' 0" x 12' 5" max (4.26m x 3.78m)

Front facing, night storage heater, under stairs storage cupboard, pendant ceiling light, door to kitchen/diner.

#### Kitchen/Diner 15' 6" x 8' 1" (4.72m x 2.46m)

Rear facing, 1 1/2 bowl stainless steel sink unit, work surfacing with splash tiling, floor and wall mounted units, tiled flooring, night storage heater, 2 ceiling lights, and door to rear lobby.

#### Rear Lobby

Having tiled flooring, glazed door to rear courtyard, airing cupboard containing hot water tank, ceiling light and door to bathroom.

#### Bathroom

Rear facing, fitted with a white suite having panelled bath with shower over and shower screen to side, low level WC, wash hand basin, fully tiled walls, tiled flooring, wall mounted heater, ceiling light.



#### First Floor Landing

Pendant ceiling light, doors to all bedrooms.

#### Bedroom One 15' 7" x 10' 5" max (4.75m x 3.17m)

Front facing, night storage heater, over stairs cupboard, ceiling light.

#### Bedroom Two 11' 5" x 7' 4" (3.48m x 2.23m)

Rear facing, pendant ceiling light.

#### Bedroom Three 8' 1" x 7' 7" (2.46m x 2.31m)

Rear facing, pendant ceiling light.

#### Outside

#### Front Garden

To the front of the property is a paved foregarden with gated access.

#### Rear Garden

To the rear of the property is a small courtyard with gated rear access.

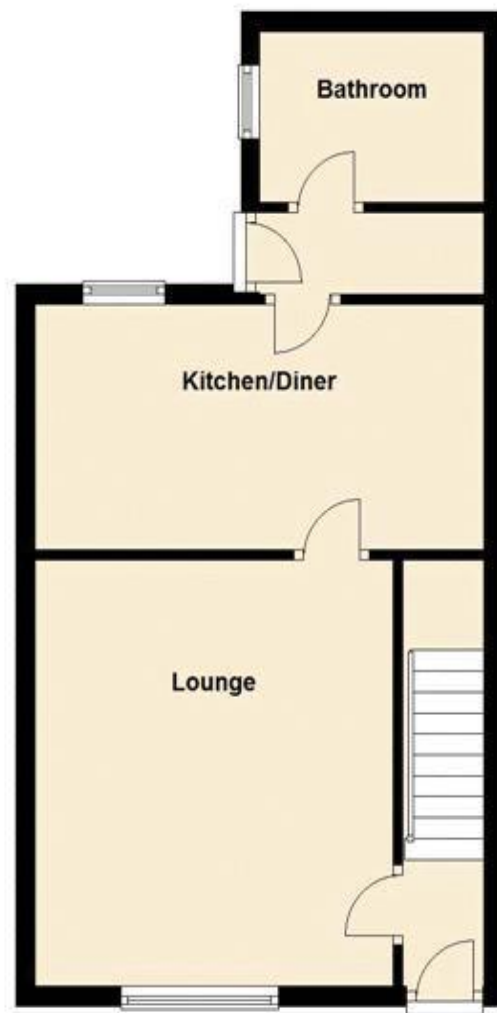
#### Tenure

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.

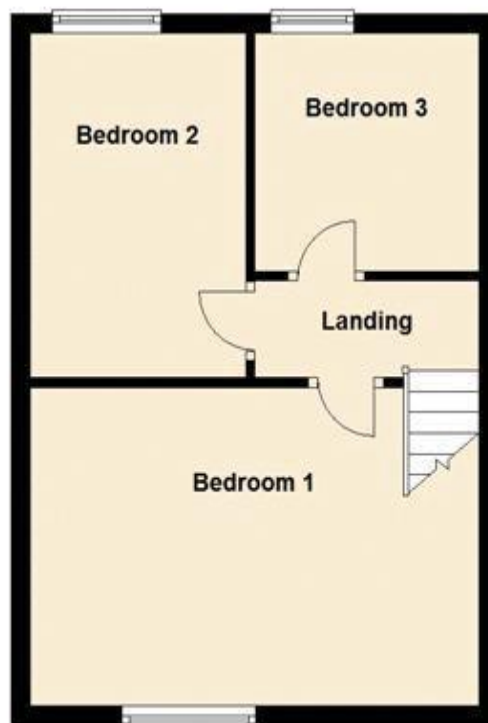
#### Property Related Services

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.

## Ground Floor



## First Floor



Address: 5 Coplow Terrace Coplow Street, BIRMINGHAM, B16 0DQ  
 RRN: 8601-6229-4490-8953-1902

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	82
EU Directive 2002/91/EC		
England & Wales		

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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