



**humberstones**  
homes

61 MAYSWOOD GROVE, QUINTON, BIRMINGHAM, B32 2RG  
**£215,000**





### LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for shopping facilities, schools 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 Mayswood Grove, at the T-junction turn right and continue along Mayswood Grove where the property is situated towards the head of the cul-de-sac as indicated via the agents for sale board.

### DESCRIPTION

This is a very well presented 3 bedroom semi detached home in popular cul-de-sac position, and the property has been thoughtfully improved by present vendors and comprises :- On the ground floor is an entrance hall, spacious through lounge/dining area and kitchen. First floor provides 3 bedrooms and re-fitted bathroom. Outside is an exceptionally large, pleasant rear garden with rear vehicle access. Double glazed and Gas radiator heating. EPC rating C.

### Entrance Hall

Staircase rising to the first floor, radiator and doors off to all ground floor accommodation.

### Through Lounge/Dining Area 25' 10"(max overall and into bay)

Comprising :-

### Dining Area 11' 7"(into bay) x 10' 8"(max) (3.53m x 3.25m)

Double glazed bay window to the front and opening through to :-

### Lounge Area 13' 9" x 10' 0"(max) (4.19m x 3.05m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

### Kitchen 10' 1" x 6' 4" (3.07m x 1.93m)

Double glazed window to the rear, base and wall mounted units, work surface area, gas cooker point, one and a half bowl single drainer sink with mixer tap. Complimentary tiling to the walls, useful understair store/pantry and door to the side providing access to the rear garden.



### First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.

### Bedroom One 13' 4" x 10' 0" (4.06m x 3.05m)

Double glazed window to the rear providing pleasant outlook. Radiator.

### Bedroom Two 12' 10"(into bay) x 10' 8" (3.91m x 3.25m)

Double glazed bay window to the front and radiator.

### Bedroom Three 10' 2" x 6' 5" (3.10m x 1.95m)

Double glazed window to the rear. Radiator.

### Re-Fitted Bathroom 7' 7" x 5' 8" (2.31m x 1.73m)

Double glazed window to the front, heated towel rail, and attractive suite comprising :- Feature Jacuzzi style bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

### Rear Garden

Superb feature of the property with garden area at the side with artificial lawn and side access gate, steps lead down to extremely large rear garden having patio area, lawn, useful outside store/hobby room and additional large garden area beyond with rear vehicle access (via shared 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.

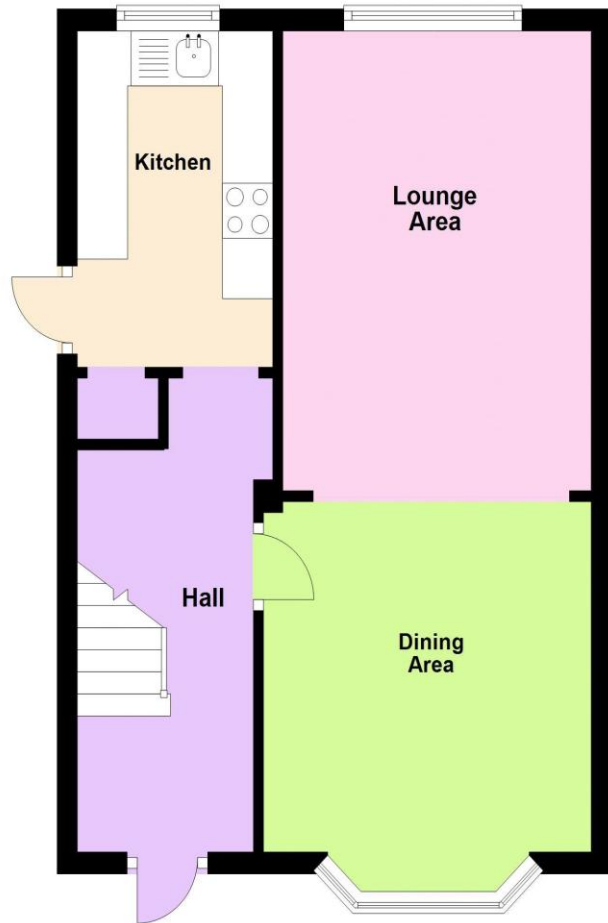
### Property Related Services

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.



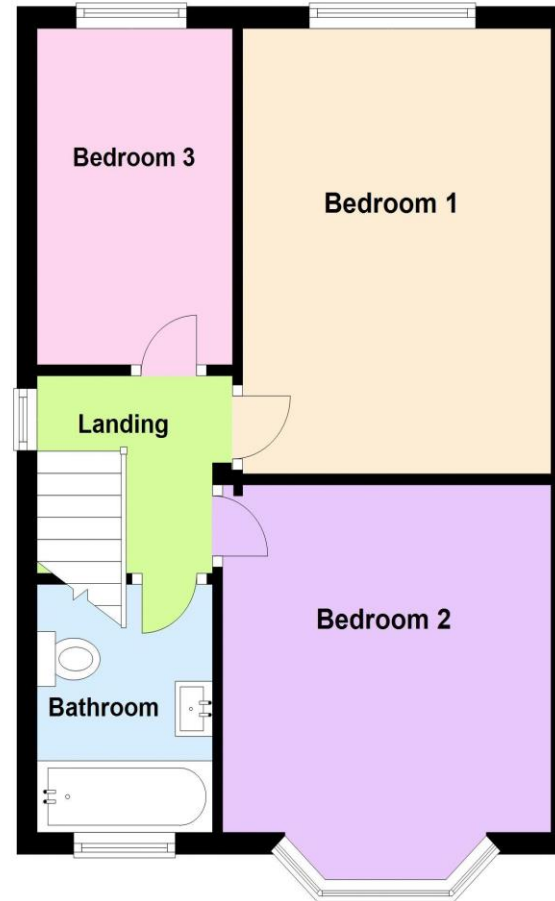
## Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	69	
(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			
England, Scotland & Wales		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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