



humberstones
homes

13 BRIXHAM ROAD, EDGBASTON, BIRMINGHAM, B16 0JY
£190,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local shopping facilities, amenities, schools and bus route, 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 City Road into Rotton Park Road, 4th left into Paignton Road and first right into Brixham Road where the property is then situated a short distance along on the right hand side.

DESCRIPTION

Offering spacious living accommodation throughout, this is a well presented and improved 3 bed mid terrace, convenient for gaining access into Birmingham City Centre. Briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge, separate dining room, kitchen, utility area and downstairs shower/wet room. First floor provides landing (with wc off) and 3 bedrooms. There is a staircase from the main bedroom leading to Useful boarded and carpeted loft space. Outside is a slab rear garden. Double Glazed and Gas Radiator Heating. EPC rating D.

Entrance Hall

Doors off to :-

Dining/Sitting Room 13' 8"(into bay) x 8' 3"(max) (4.16m x 2.51m)
Double glazed bay window to the front and radiator.

Lounge 12' 1" x 11' 3" (3.68m x 3.43m)
Double glazed window to the rear, radiator, door to the staircase rising to the first floor, and further door leads through to :-

Kitchen 13' 3" x 6' 3" (4.04m x 1.90m)
Double glazed window to the side, base units, rolled top work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, door to the side providing access to the rear garden and further door leads to :-

Utility Area 6' 4" x 6' 2" (1.93m x 1.88m)
Double glazed window to the side, central heating boiler and door leads through to :-

Downstairs Shower/Wet Room 6' 2" x 6' 2" (1.88m x 1.88m)
Double glazed window to the side, radiator, wash handbasin, low level flush wc, shower and tiling to the walls.

First Floor Landing

Doors off to :-

WC (Off Landing)

Wash handbasin and WC.

Bedroom One 12' 3" x 11' 5" (3.73m x 3.48m)

2 Double Glazed windows to the front, radiator and door to staircase rising to Loft Space.

Bedroom Two 12' 2" x 8' 3" (3.71m x 2.51m)

Double glazed window to the rear and radiator.

Bedroom Three 9' 11"(max) x 6' 4" (3.02m x 1.93m)

Double glazed window to the side. Radiator.

Outside

Front

Small foregarden leading to the accommodation

Rear Garden

Slab rear garden

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.



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			
92-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
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.



