

LOCATION

Salisbury Road is a popular residential road most conveniently situated for local shopping facilities available within Cape Hill, as well as schools and train station, whilst the local major road network enables commuting to Birmingham City Centre and further to the surrounding areas. The property can be located turning off Cape Hill into Salisbury Road and is then situated on the left hand side.

DESCRIPTION

This is a spacious, well presented and thoughtfully improved 3 bed roomed mid terraced home, conveniently situated for local shopping facilities and amenities, briefly comprising the following accommodation :- On the ground floor is a porch, spacious open plan through lounge/dining area, conservatory, kitchen, and downstairs bathroom. First floor provides 3 good sized bedrooms. Outside is a pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating D.

Entrance Porch

Front door leads to :-

Through Lounge/Dining Area 28' 1" (max into bay) x 13' 7" max) (8.55m x 4.14m)

Double glazed bay window to the front, laminated style floor, 2 radiators, staircase rising to the first floor, door to the kitchen and further door leads through to :-

Conservatory 10' 11" x 6' 0" (3.32m x 1.83m)

Double glazed to the rear, radiator, double glazed door to the rear garden.

Kitchen 14' 0" x 7' 4" (4.26m x 2.23m)

Double glazed window to the side, central heating boiler, base and wall mounted units, work surface areas, single drainer sink with mixer tap, gas cookers point and cooker hood above, breakfast bar, display cabinet, plumbing for washing machine, and complimentary tiling to the walls.

Rear Vestibule Area

Door to the side, and further door to :-

Downstairs Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Double glazed window to the side, radiator, and suite comprising :- Bath with shower over, low level flush wc, pedestal wash handbasin, and complimentary tiling to the walls.

First Floor Landing

Doors off to all first floor accommodation

Bedroom One 13' 9" x 11' 3" (plus store) (4.19m x 3.43m)

2 Double glazed windows to the front, radiator, built in storage cupboard.

Bedroom Two 11' 3" x 10' 11" (3.43m x 3.32m)

Double glazed window to the rear, radiator.

Bedroom Three 14' 0" x 7' 5" (4.26m x 2.26m)

Double glazed window and radiator.

Outside

Front

Small foregarden leading to the accommodation

Rear Garden

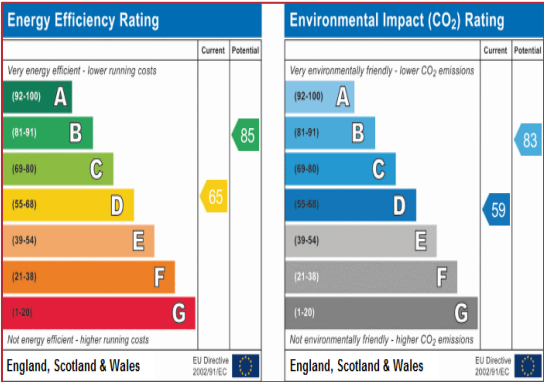
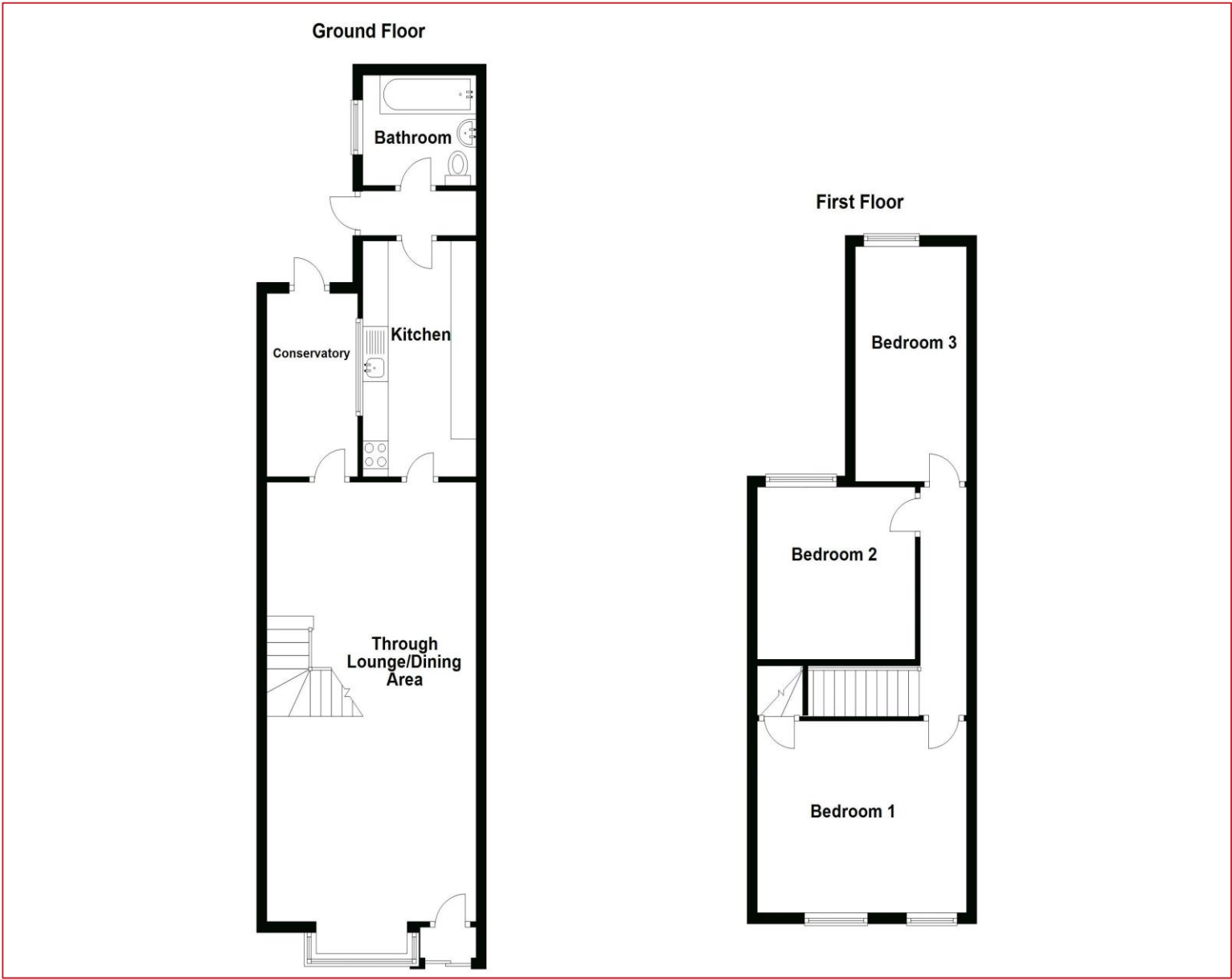
Pleasant rear garden with patio area, shared rear access, and further lawned area beyond.

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.



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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