



**humberstones**  
homes

65 CHICHESTER DRIVE, QUINTON, BIRMINGHAM, B32 1BG

**£220,000**





### LOCATION

The property is situated in the sought after residential area of Quinton close to its borders with Halesowen and Oldbury giving excellent access to local shops and businesses on Hagley Road West, bus routes into Birmingham, motorway access at junction 3 of the M5 and Rowley Regis train Station 2.5 miles away. The property can be found by turning off Hagley Road West into High Street and left into Ridgacre Road West continuing into Jackson Way and take the first turning right off Jackson Way into Chichester Drive where the property can be found on the right hand side as indicated by the agent's For Sale board.

### DESCRIPTION

This is a well maintained extended mid terraced home set in a sought after neighbourhood. The accommodation briefly comprises on the ground floor of entrance porch and hall, kitchen and lounge with dining room off. At first floor level there is a landing three bedrooms and refitted bathroom with separate shower. Externally to the front there is a driveway with access to garage and to the rear there is a good sized garden. The property benefits from gas central heating (combi boiler) and upvc double glazing. EPC Rating: C

#### UPVC door leads to Entrance Porch

#### Entrance Porch

Having laminate flooring, ceiling light point and part glazed wooden door to entrance hall.

#### Entrance Hall

Having single panel radiator, under stairs store, stairs to first floor landing, ceiling light point and doors to kitchen and dining room.

#### Kitchen 12' 1" x 7' 8" (3.68m x 2.34m)

Front Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, built in electric oven with gas hob over and cooker hood above, space for fridge freezer, plumbing for washing machine, laminate flooring and ceiling light point.

#### Lounge 18' 0" x 10' 10" (5.48m x 3.30m)

Rear Facing - Having feature fire surround with gas fire, single panel radiator, two ceiling light points and opening into dining room.

#### Dining Room 12' 3" x 10' 5" (3.73m x 3.17m)

Dual Aspect - Having double panel radiator, ceiling light point and double doors to rear garden.



#### First Floor Landing

Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

#### Bedroom One 14' 9" x 8' 11" (4.49m x 2.72m)

Rear Facing - Having single panel radiator and ceiling light point.

#### Bedroom Two 11' 1" max x 10' 0" max (3.38m x 3.05m)

Rear Facing - Having built in cupboard, single panel radiator and ceiling light point.

#### Bedroom Three 8' 5" x 8' 0" (2.56m x 2.44m)

Front Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

#### Bathroom

Front Facing - Having refitted suite with roll top bath and shower attachment, separate double shower cubicle with electric shower, low level wc, pedestal wash hand basin, part tiling to walls, tiled floor and recessed ceiling lights.

#### Frontage

Having block paved driveway leading to garage with garden adjacent.

#### Garage 13' 1" x 8' 2" (3.98m x 2.49m)

Having up and over door and wall mounted combination gas central heating boiler.

#### Rear Garden

Good sized garden with sunny aspect, having patio, lawn & borders.

#### Tenure

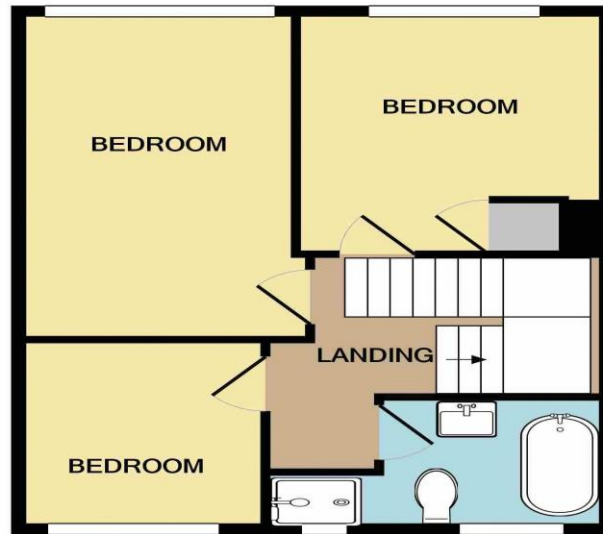
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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.

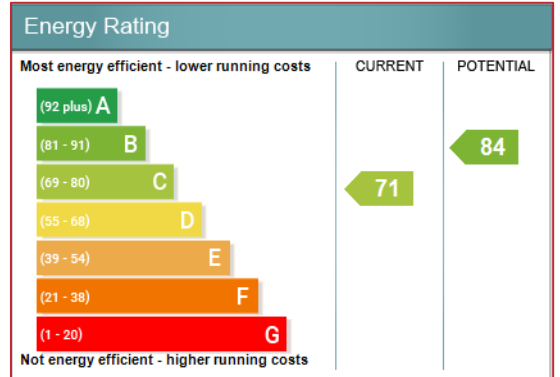


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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