



humberstones
homes

38 GLYN FARM ROAD, QUINTON, BIRMINGHAM, B32 1NL
£210,000





LOCATION

The property occupies a pleasant position within this popular neighbourhood and is handy for shopping facilities, amenities, bus route and schools, whilst the Hagley Road West enables commuting directly into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Clive Road, continue straight on at the island into Worlds End Lane and right into Glyn Farm Road where the property is then situated a short distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 3 bedroom semi detached home in popular location, Briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining room, kitchen and side passage. First Floor provides 3 bedrooms and bathroom and outside is a pleasant good sized rear garden with double gates providing potential off road parking at the rear. Double Glazed and Gas Radiator Heating. EPC rating D.

Porch

Single glazed front door and side single glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, useful understair storage cupboard, and doors off to :-

Lounge 13' 11"(max) x 10' 11"(max) (4.24m x 3.32m)

Radiator, attractive feature fire surround with hearth, picture rail, and double glazed double opening doors onto the rear garden.

Dining Room 13' 10"(into bay) x 10' 11"(max) (4.21m x 3.32m)

Double glazed bay window to the front, radiator and picture rail.

Kitchen 10' 1"(max) x 5' 8"(max) (3.07m x 1.73m)

Double glazed window to the rear, base and wall mounted units, work surface area, single drainer sink with mixer tap, complimentary tiling to the walls and door leads to :-

Side Passage

Door to the Front and door to Rear Garden

First Floor Landing

Loft access, double glazed window to the side and doors off to all First Floor Accommodation.

Bedroom One 14' 6"(into bay) x 10' 0"(max) (4.42m x 3.05m)

Double glazed bay window to the front. Radiator.

Bedroom Two 13' 4" x 11' 0"(max) (4.06m x 3.35m)

Double glazed window to the rear, and picture rail.

Bedroom Three 8' 4" x 6' 9" (2.54m x 2.06m)

Double glazed window to the front and radiator.

Bathroom 9' 4"(max) x 5' 9"(max) (2.84m x 1.75m)

Double glazed window to the rear, radiator, built in storage cupboard housing the central heating boiler, and suite comprising :- Bath with shower over, wash handbasin, low level flush wc and complimentary tiling to the walls.

Front

Lawn foregarden and pathway leading to the accommodation.

Rear Garden

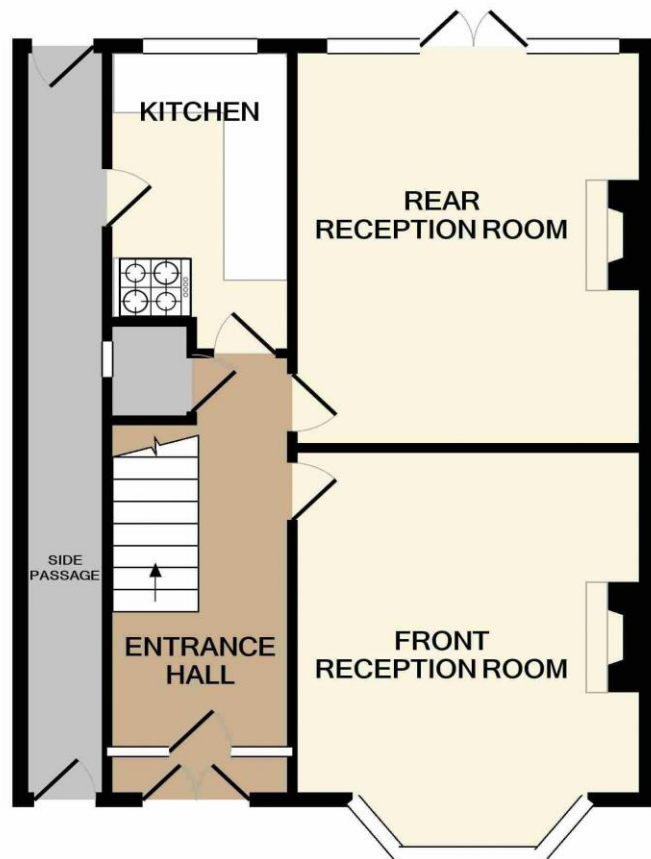
Pleasant good sized rear garden with patio, lawn area, pathway, shrub borders, and double gates at the rear providing potential off road parking.

Tenure

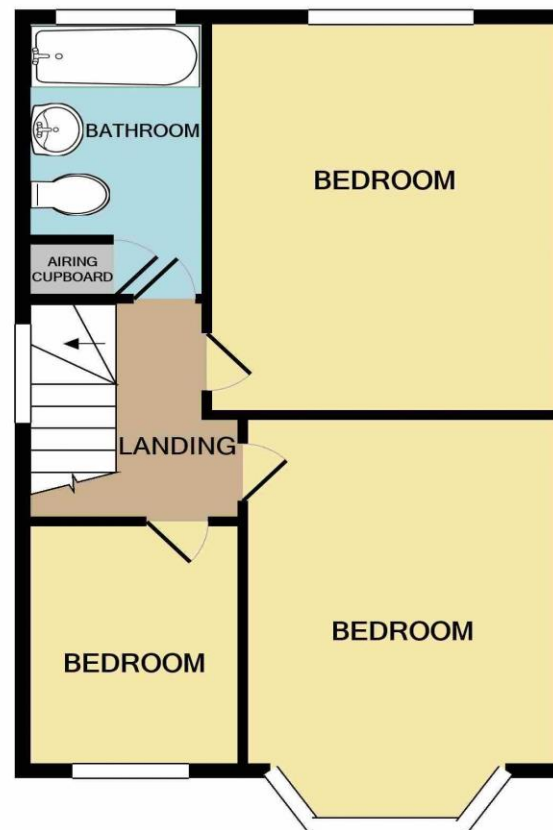
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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