



humberstones
homes

43 BARN PIECE, QUINTON, BIRMINGHAM, B32 1RD
£135,000





LOCATION

The property is conveniently situated within an established residential area, close to local shops & amenities including a Tesco Supermarket on Ridgacre Road, bus routes into Birmingham City Centre & motorway access at Junction 3 of the M5. The property can be located turning off Ridgacre Road into Highfield Lane, continue along here turning right into Barn Piece where the property can be found in the right hand corner as indicated via the agents for sale board.

DESCRIPTION

Spacious end terraced home in need of modernisation, tucked away in secluded cul-de-sac location overlooking Woodgate Valley Country Park and has no upward chain. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, downstairs WC, lounge and kitchen/diner. On the first floor there is a landing, two double bedrooms, large store suitable for conversion into third bedroom when including part of the rear bedroom and shower room. Having low maintenance frontage with communal parking beyond and rear garden. The property benefits from upvc double glazing fitted in 2017 and new gas central heating (combi boiler) fitted in 2018. EPC Rating: C

Part glazed composite door leads to Entrance Porch

Housing meter cupboards and part glazed door to entrance hall.

Entrance Hall

Having stairs to first floor landing, under stairs recess, single panel radiator, ceiling light point and doors to all rooms.

Downstairs WC

Having low level wc, sink unit and ceiling light point.

Lounge 16' 1" x 9' 11" (4.90m x 3.02m)

Front Facing - Having single panel radiator and two ceiling light points.

Kitchen/Diner 16' 0" x 9' 0" (4.87m x 2.74m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, cooker, washing machine, tumble dryer (no appliances tested), single panel radiator, two ceiling light points, wall mounted Worcester Bosch combination gas central heating boiler and part glazed composite door to rear garden.



First Floor Landing

Having doors to bedrooms and shower room, access to loft space, and store which could be extended into the rear bedroom to create a third bedroom as other neighbouring properties have done.

Bedroom One 13' 0" x 12' 3" (3.96m x 3.73m)

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

Bedroom Two 12' 2" x 9' 6" (3.71m x 2.89m)

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

Shower Room

Front Facing - Having walk in shower, with electric shower, low level wc, hand basin, single panel radiator, airing cupboard and ceiling light point.

Frontage

Having low maintenance frontage with open aspect overlooking Woodgate Valley Country Park and communal parking to front.

Rear Garden

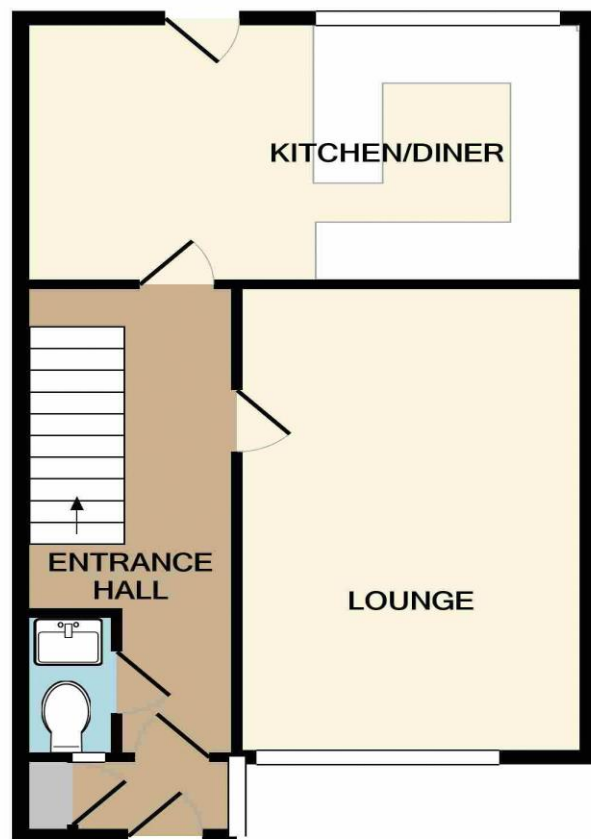
Having paved patio area and brick store, the remainder being predominantly laid to lawn, with pedestrian rear access.

Tenure

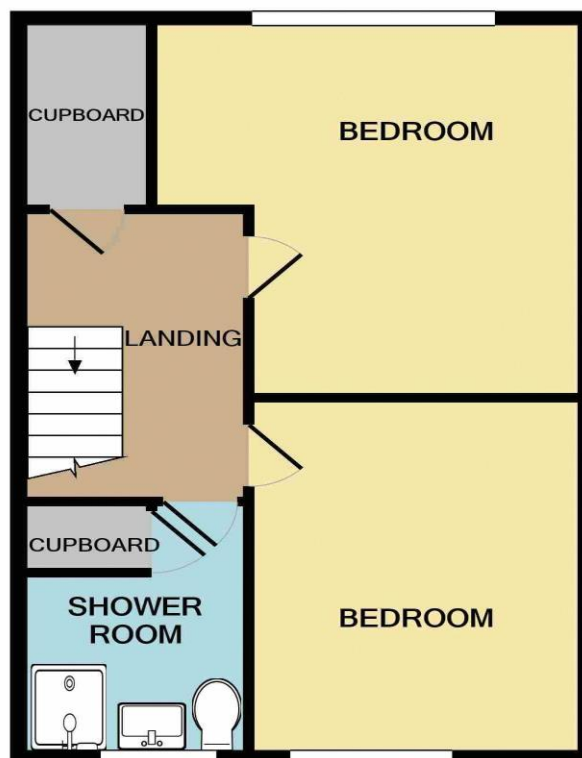
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



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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