



**humberstones**  
homes

13 PAIGNTON ROAD, EDGBASTON , BIRMINGHAM, B16 0JX  
**£215,000**







### 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, then take the fourth turning into Paignton Road where the property can be found on the Right hand side as indicated by the agents for sale board.

### DESCRIPTION

Offering spacious living accommodation throughout, this is a well presented and improved 3 bed end terrace, convenient for gaining access into Birmingham City Centre. Briefly comprising on the first floor of entrance hall, spacious lounge, separate dining room and kitchen. First floor provides landing, three bedrooms, bathroom and separate wc. Outside to the rear there is a paved courtyard. Double Glazed and Gas central Heating. EPC Rating: E.

### Entrance Hall

Door leads to into hallway with understairs store, stairs to first floor landing, ceiling light point and doors to lounge and dining room.

### Lounge 24' 8"max x 13' 11"max (7.51m x 4.24m)

Dual Aspect - Having laminate flooring two double panel radiators, single panel radiator, two ceiling light points and door to front.

### Dining Room 13' 8"max x 13' 4"max (4.16m x 4.06m)

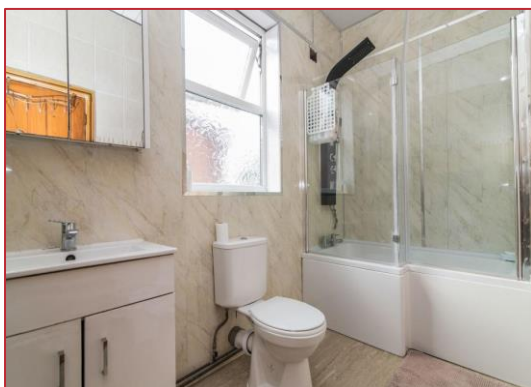
Rear Facing - Having gas fire, double panel radiator, under stairs store, ceiling light point and door to kitchen.

### Kitchen 10' 1" x 8' 8" (3.07m x 2.64m)

Side Facing - Fitted with a range of wall and base units with work surfaces over, inset sink, courtesy tiling, space for range cooker with chimney canopy above, space for fridge freezer, plumbing for washing machine, tiled flooring, double panel radiator, ceiling light point and door to rear courtyard.

### First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft space, single panel radiator and two ceiling light points.



### Bedroom One 14' 3"max x 12' 7"max (4.34m x 3.83m)

Dual Aspect - Having single panel radiator and ceiling light point.

### Bedroom Two 11' 10" x 10' 4" (3.60m x 3.15m)

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

### Bedroom Three 9' 11" x 8' 7" (3.02m x 2.61m)

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

### Bathroom

Side Facing - Fitted with suite comprising paneled 'P' shaped bath with mixer shower over, low level wc, sink unit, part tiling to walls, vinyl flooring, single panel radiator and ceiling light point.

### Separate WC

Side Facing - Having low level wc, hand basin, tiled floor and walls and ceiling light point.

### Rear Courtyard

Having courtyard garden to rear accessed via gate to the side of the property.

### 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			83
		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.

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