



humberstones
homes

62 UPPER MEADOW ROAD, QUINTON, BIRMINGHAM, B32 1NX

£230,000





LOCATION

The property occupies a prominent corner position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enable commuting to QE Hospital, Birmingham City Centre and further to the surrounding areas. The property can be located turning off Ridgacre Lane into Upper Meadow Road where the property is then situated a distance along on the left hand side on the corner of Upper Meadow Road and Arkwright Road as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a well presented, improved and good size 3 bedroom semi detached home occupying a pleasant corner position within this popular location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious through lounge/dining area and re-fitted kitchen (with integral oven/hob). First floor provides 3 bedrooms and bathroom. Outside is a garage and pleasant rear garden with feature decking area. Double glazed and gas radiator heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Through Lounge/Dining Area 25' 10" (max overall and into bay)
Comprising :-

Lounge Area 12' 6" (into bay) x 10' 0" (3.81m x 3.05m)

Double glazed bay window to the front, radiator, and archway leads through to :-

Dining Area 13' 0" (max) x 10' 0" (max) (3.96m x 3.05m)

Radiator, door to Kitchen, and double glazed sliding patio door onto rear garden.

Re-Fitted Kitchen 11' 6" x 6' 0" (3.50m x 1.83m)

Double glazed window to the rear, base units, work surface area, 1 x double and 1x single wall cupboard, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, return door to Hall and door to Garage.

First Floor Landing

Double glazed window to the side, loft access, and doors off to all First Floor Accommodation.



Bedroom One 13' 3" (into bay) x 10' 0" (4.04m x 3.05m)

Double glazed bay window to the front, and radiator.

Bedroom Two 12' 4" x 10' 7" (max) (3.76m x 3.22m)

Double glazed window to the rear. Radiator.

Bedroom Three 7' 1" x 6' 1" (2.16m x 1.85m)

Double glazed window to the front. Radiator.

Bathroom 8' 9" x 5' 6" (2.66m x 1.68m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

Front

Large frontage offering drive providing off road parking, lawn foregarden and lawn extending to the side.

Garage 18' 0" x 9' 1" (5.48m x 2.77m)

Up and over door, central heating boiler, double glazed window to the side, door and window to the rear garden.

Rear Garden

Pleasant rear garden with feature decking area, slab garden and side access gate.

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.

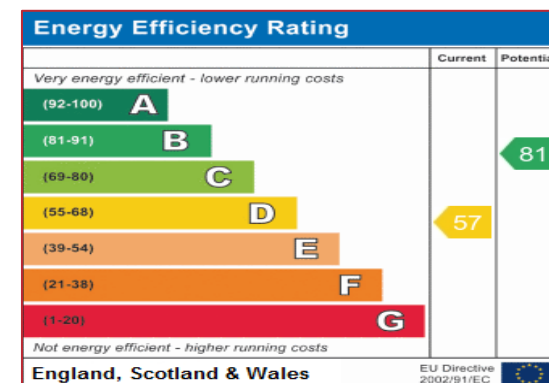
Property Related Services

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.



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



