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homes

44 THORNHURST AVENUE, QUINTON, BIRMINGHAM, B32 2AZ

£165,000





LOCATION

The property occupies a pleasant position within this popular Quinton location close to its borders with Harborne and is handy for shopping facilities, amenities, schools and bus route, whilst Hagley Road enables commuting directly into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Wolverhampton Road South into Thornhurst Avenue, where the property is then situated towards the head of the cul-de-sac as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and well presented 2 bedroom end terrace home occupying a pleasant position within this popular, convenient neighbourhood. The property briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge and fitted kitchen. First floor provides 2 good sized bedrooms and bathroom. Outside is a pleasant rear garden. There is a communal parking area to the front and there is also a GARAGE in separate block. Double glazed and Gas radiator heating. EPC rating E.

Porch

Single glazed front door leads to :-

Entrance Hall

Radiator, staircase with handrail rising to the first floor.

Fitted Kitchen 8' 5" x 6' 10" (2.56m x 2.08m)

Double glazed window to the front, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, complimentary tiling to the walls.

Lounge 15' 6"(max) x 13' 1"(max) (4.72m x 3.98m)

Radiator, useful understair storage cupboard, and double glazed sliding patio door onto the rear garden.



First Floor Landing

Loft access, built in airing cupboard and doors off to all First Floor Accommodation.

Bedroom One 13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed window to the rear and radiator.

Bedroom Two 10' 0"(plus storage cupboard) x 7' 7" (3.05m x 2.31m)

Double glazed window to the front, radiator and built in storage cupboard.

Bathroom 6' 10"(max) x 6' 1"(max) (2.08m x 1.85m)

Heated towel rail and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and tiling to the walls.

Front

Small foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn area, pathway and outside store.

Communal Parking

There is a large communal parking area at the front offered on a first come, first served basis.

Garage

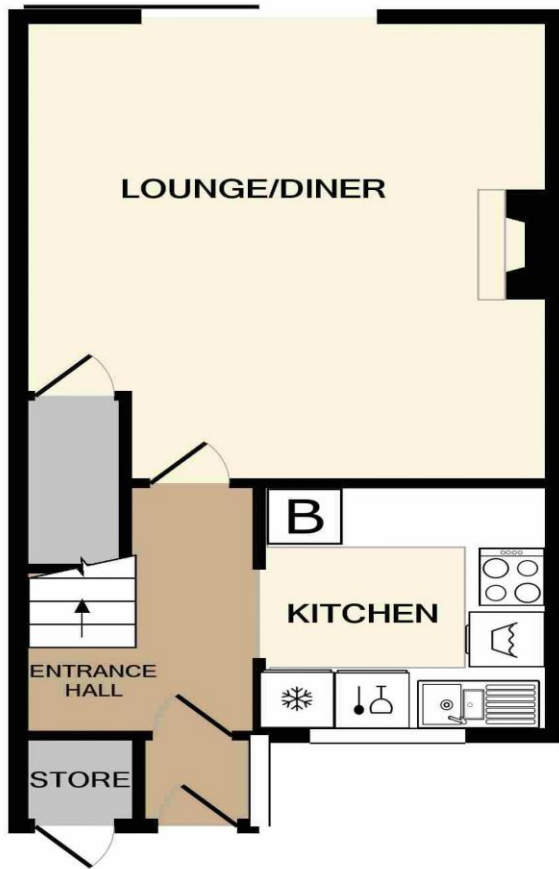
In separate block

Tenure

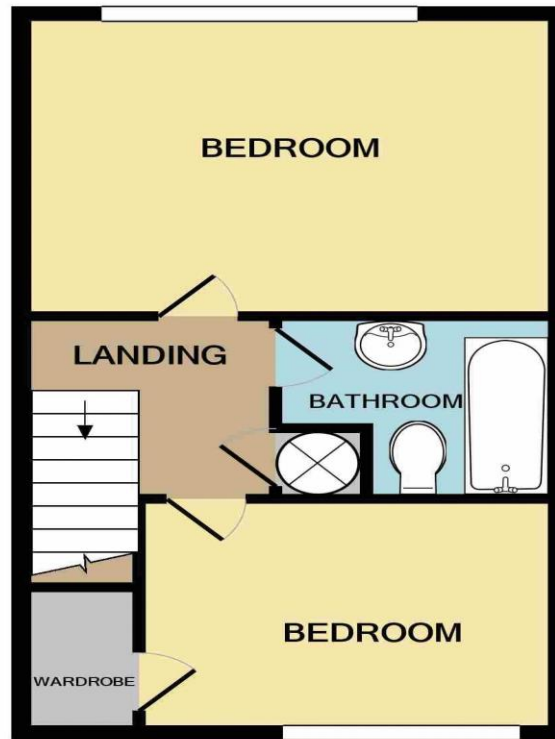
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.



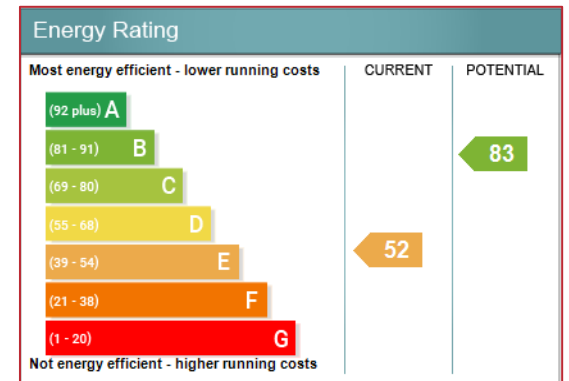
GROUND FLOOR



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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