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homes

78 GRAYSWOOD PARK ROAD, QUINTON, BIRMINGHAM, B32 1HE
£270,000





LOCATION

The property occupies a pleasant position within this popular, very sought after part of Quinton, and is handy for shopping facilities (including Tesco store), amenities, schools, and bus route, whilst Hagley Road West enables commuting directly into Birmingham City Centre, whilst M5 Motorway (J3) is a short distance away providing access to the surrounding areas. The property can be located turning off Ridgacre Road into Edenhall Road, then first right into Grayswood Park Road and the property is situated a short distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a well presented 3 bedroom semi detached family home occupying a pleasant position within this popular, sought after location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), spacious lounge (having folding doors to dining area), fitted kitchen (with integral oven/hob) and Sun lounge/garden room. First Floor provides 3 bedrooms, bathroom and separate wc. Outside is a shared drive at the side, leading to garage and pleasant rear garden. Gas Radiator Heating. EPC rating D.

Single glazed Porch

Single glazed front door with side single glazed panels having leaded detailing leading to :-

Entrance Hall

Radiator, staircase with handrail rising to the First Floor, and doors off to :-

Downstairs WC

Single glazed window to the side, low level flush wc, and wash handbasin.

Spacious Through Lounge/Dining Area 27' 7''(max overall and into bay)
Comprising :-

Lounge Area 14' 5''(into bay) x 12' 5''(max) (4.39m x 3.78m)

Single glazed bay window to the front, radiator, and folding doors lead to :-

Dining Area 11' 11'' x 11' 8''(max) (3.63m x 3.55m)

Radiator, inset coal effect fire, and sliding patio door through to Conservatory.

Fitted Kitchen 9' 0'' x 6' 7'' (2.74m x 2.01m)

Radiator, base units, work surface area, 2 double wall cupboards, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring electric hob, complimentary tiling to the walls, serving hatch, single glazed window and door to :-

Conservatory/Garden Room 18' 8'' x 8' 6'' (5.69m x 2.59m)

Double glazed window to the rear garden, and double glazed door opening onto the rear garden.

First Floor Landing

Feature single glazed window to the side with leaded detailing, loft access and doors off to all First Floor Accommodation.

Bedroom One 15' 2''(into bay) x 11' 9''(to back of storage cupboard) (4.62m x 3.58m)

Single glazed bay window to the front with leaded detailing, radiator, and fitted storage cupboards.

Bedroom Two 12' 0'' x 11' 9''(max) (3.65m x 3.58m)

Double glazed window to the rear, radiator and traditional style feature fireplace.

Bedroom Three 7' 9'' x 6' 9'' (2.36m x 2.06m)

Single glazed window to the front.

Shower Room 6' 7'' x 5' 8'' (2.01m x 1.73m)

Double glazed window to the rear, radiator, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Separate WC

Single glazed window to the side and wc.

Front

Shared drive at the side leading to Garage, and foregarden leading to the accommodation.

Garage 14' 9'' x 8' 4'' (4.49m x 2.54m)

Accessed via shared side drive, with up and over door, and door to the rear garden.

Rear Garden

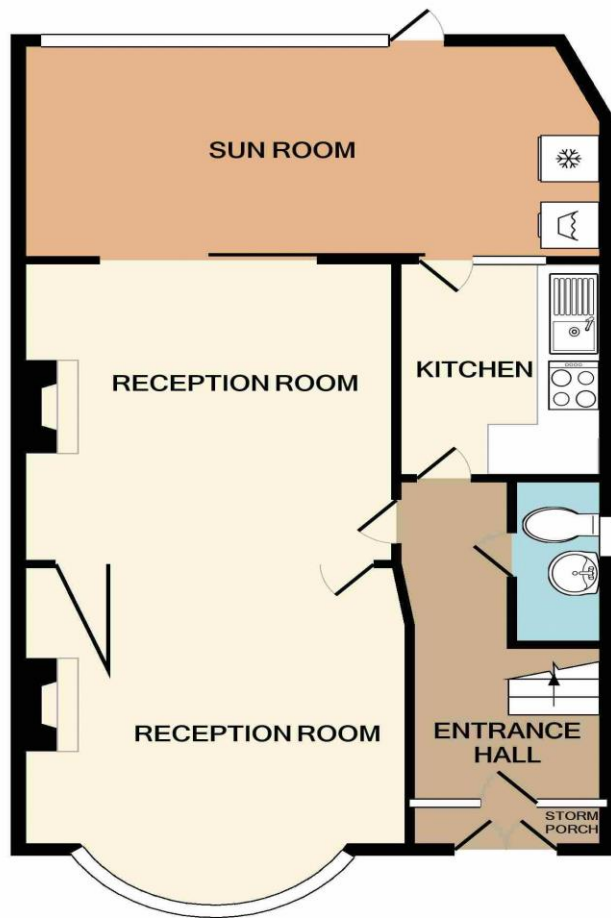
Pleasant rear garden with lawn area, shrub border, pathway, and side access gate.

Tenure

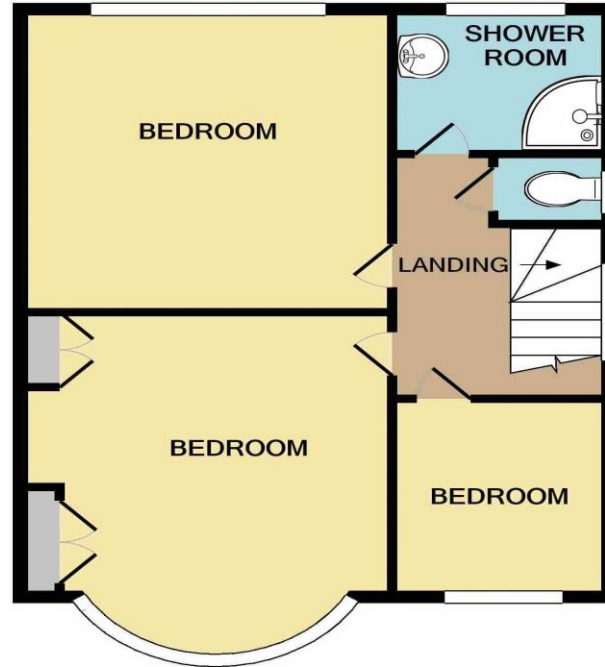
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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GROUND FLOOR

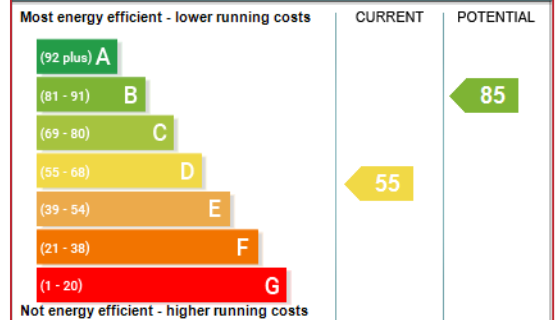


1ST FLOOR

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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Energy Rating



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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