



**humberstones**  
homes

30 FLEMING ROAD, QUINTON, BIRMINGHAM, B32 1ND

**£180,000**







### LOCATION

The property is situated within this popular, convenient location and is handy for shopping facilities, amenities, bus route and schools, 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 Worlds End Lane into Faraday Avenue, and left into Fleming Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 3 bedroomed semi detached home in popular location, with drive providing off road parking and briefly comprising the following accommodation. On the ground floor is a porch, entrance hall, lounge, separate dining room, kitchen and rear verandah/lean to having wc off. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden. Gas central heating. EPC rating D.

#### Porch

Single glazed front door through to :-

#### Entrance Hall

Staircase rising to the first floor, understairs recess and doors off to :-

#### Lounge 14' 4"(max) x 11' 9"(max) (4.37m x 3.58m)

Single glazed window to the front, radiator and door leads to :-

#### Dining Room 11' 8"(max) x 9' 4"(max) (3.55m x 2.84m)

Single glazed window to the rear, radiator and door leads through to :-

#### Kitchen 8' 6" x 6' 9" (2.59m x 2.06m)

Double glazed window, base units, work surface area, wall cupboards, single drainer sink with mixer tap, electric cooker point and cooker hood above, return door to the Hall, built in store/pantry and door leads to :-

#### Rear Lean To

Single glazed door to the rear garden, door to useful store and further door to DOWNSTAIRS WC.



### First Floor Landing

Loft access and doors off to all First Floor Accommodation.

#### Bedroom One 12' 4" x 11' 6"(plus wardrobe) (3.76m x 3.50m)

2 Single glazed windows to the front, radiator and built in wardrobe.

#### Bedroom Two 12' 4" x 7' 11"(plus store) (3.76m x 2.41m)

Single glazed window to the rear with pleasant outlook, radiator and built in storage cupboard.

#### Bedroom Three (L-shaped) 8' 5"(max) x 8' 0"(max) (2.56m x 2.44m)

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

#### Bathroom 8' 0"(max) x 5' 0" (2.44m x 1.52m)

Single glazed window to the rear, radiator and coloured suite comprising :- Bath with shower over, wash handbasin, wc, and complimentary tiling to the walls.

#### Front

Drive providing off road parking, lawn foregarden and leading to the accommodation.

#### Rear Garden

Good sized rear garden with patio, lawn, pathway and further garden area beyond.

#### 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.

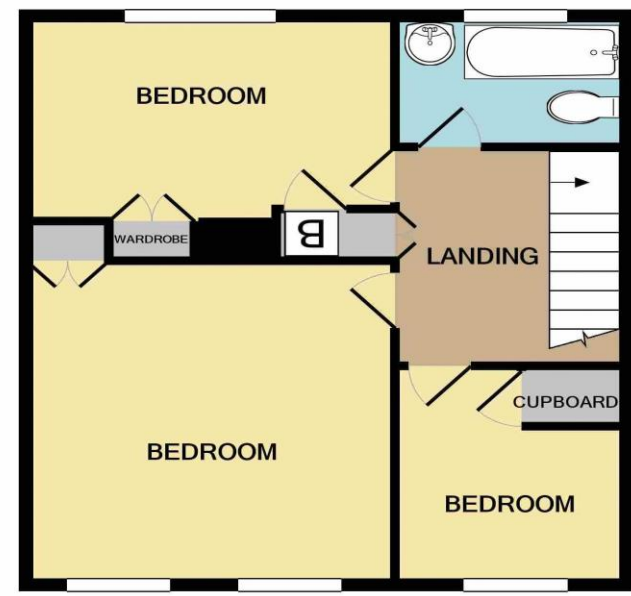
#### Property Related Services

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.



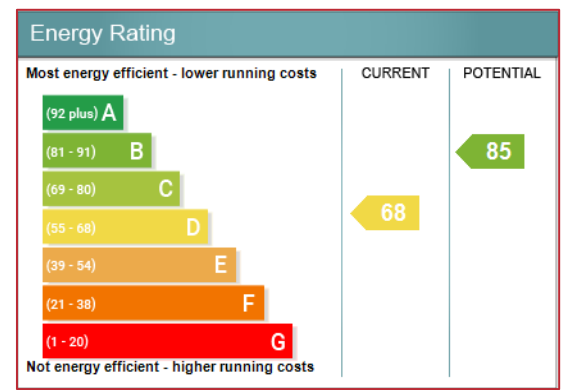


GROUND FLOOR



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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