





LOCATION

The property occupies a pleasant position upon this popular development and is handy for shopping facilities (including large Asda store), amenities, cinema, gym, 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 Spies Lane into Ridgacre Road West and branch right into Meadow Road. At the T-junction turn right into Chichester Drive where the property is then situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented and thoughtfully improved 3 bedroom end terrace family home upon this popular development, offering spacious accommodation throughout. Set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, conservatory and fitted kitchen (with integral oven/hob). First floor provides 3 good sized bedrooms, bathroom and separate wc. Outside is a garage and pleasant rear garden. Double glazed and gas radiator heating. EPC rating D.

Porch

Double glazed window to the front, door to Garage and door leads to :-

Entrance Hall

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

Fitted Kitchen 11' 11" x 7' 8" (3.63m x 2.34m)

Double glazed window to the front, range of base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above.

Spacious Lounge/Dining Area 19' 2"(max) x 10' 9" (5.84m x 3.27m)

Double glazed window to the rear, radiator, attractive feature fire surround with hearth housing inset coal effect fire, sliding patio door leads through to :-

Conservatory 9' 2" x 8' 9" (2.79m x 2.66m)

Double glazed windows looking over the rear garden, and double glazed door opening onto the garden.

First Floor Landing

Loft access, and doors off to all First Floor Accommodation.

Bedroom One 14' 7" x 9' 4"(max) (4.44m x 2.84m)

Double glazed window to the rear. Radiator.

Bedroom Two 10' 10"(max) x 9' 10"(max) (3.30m x 2.99m)

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

Bedroom Three 8' 3" x 7' 11" (2.51m x 2.41m)

Double glazed window to the front and radiator.

Bathroom 5' 11" x 5' 4"(plus recess) (1.80m x 1.62m)

Double glazed window to the front, heated towel rail, and suite comprising :- Bath with shower over, wash handbasin, and complimentary tiling to the walls.

Separate WC

Double glazed window to the front, low level flush wc and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 13' 2"(plus storage recess) x 8' 5"(max) (4.01m x 2.56m)

Up and over door and door to Porch.

Rear Garden

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

Tenure

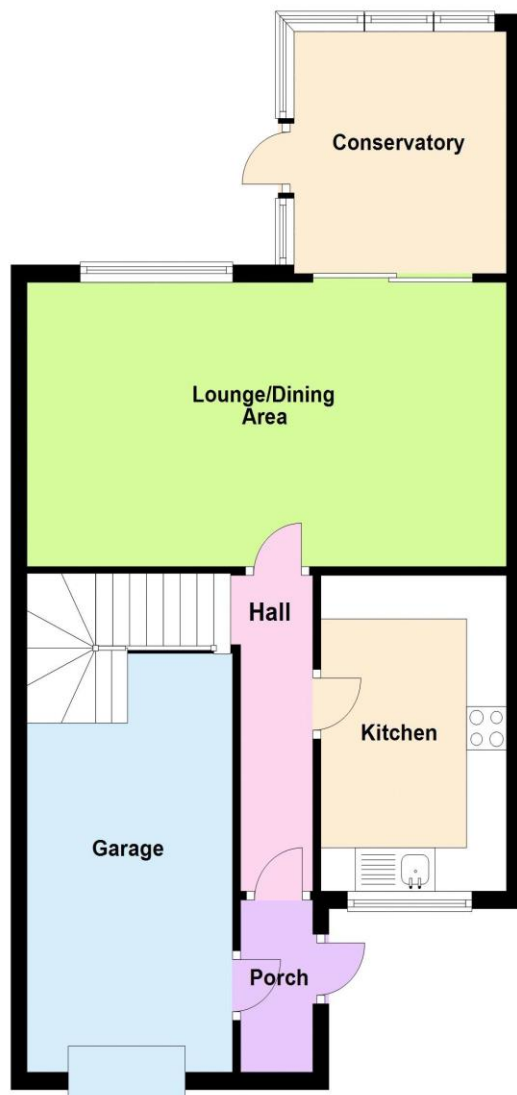
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.

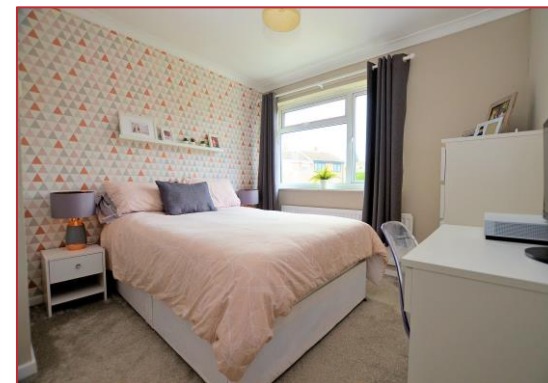
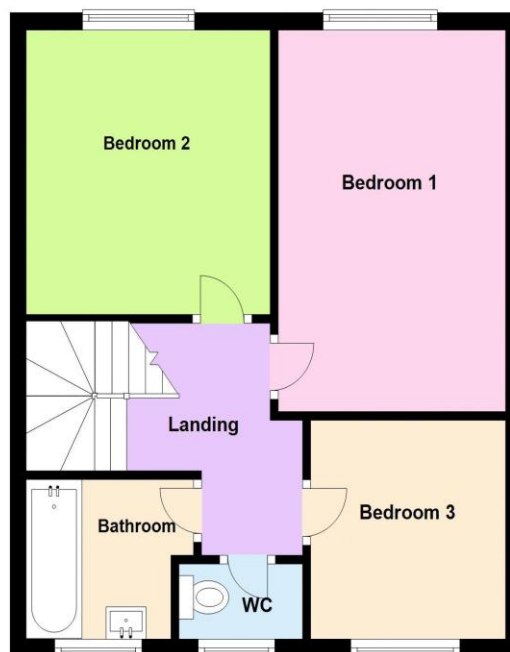
Ground Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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