



humberstones
homes

25 WEDGEWOOD ROAD, QUINTON, BIRMINGHAM, B32 1LP

£210,000





LOCATION

The property occupies a pleasant position within this popular 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, then right into Wedgewood Road where the property is situated a distance along on the right hand side.

DESCRIPTION

Offered for sale is this very spacious and well presented 3 bedroomed semi detached family home which has been much improved by current vendors, set within popular location and having a drive providing off road parking, leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, re-fitted dining kitchen, conservatory/garden room and downstairs wc off. First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant large rear garden. Double glazed and Gas central heating. EPC rating C.

Porch

Front door leads through to :-

Entrance Hall

Staircase rising to the first floor, radiator and understair storage cupboard.

Lounge 14' 4"(max) x 11' 8"(max) (4.37m x 3.55m)

Double glazed window to the front, radiator and attractive feature fire surround with hearth housing inset coal effect living flame gas fire.

Re-Fitted Dining Kitchen 20' 9"(max overall) x 9' 4"(max dining area) (6.32m x 2.84m)

Double glazed window, radiator, base units, work surface area, wall cupboards with concealed lighting, gas cooker point and cooker hood above, one and a half bowl single drainer sink with mixer tap, complimentary tiling to the walls, dining area, and double glazed door leads through to :-

Conservatory/Garden Room 10' 6"(plus recess) x 9' 10" (3.20m x 2.99m)

Radiator, double glazed windows looking over the rear garden, double glazed door to the garden and further door leads to :-

Downstairs WC 7' 1" x 5' 3"(max) (2.16m x 1.60m)

Radiator, double glazed window to the rear, low level flush wc, wash handbasin.

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 5" x 11' 6"(plus store) (3.78m x 3.50m)

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

Bedroom Two 12' 6"(max) x 7' 11"(plus recess) (3.81m x 2.41m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator and built in storage cupboard.

Bedroom Three 8' 6"(max) x 8' 0"(max) (2.59m x 2.44m)

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

Re-Fitted Shower Room 7' 11" x 4' 10" (2.41m x 1.47m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant large rear garden providing a superb feature of the property with stone chippings area, lawn, pathway and side access gate.

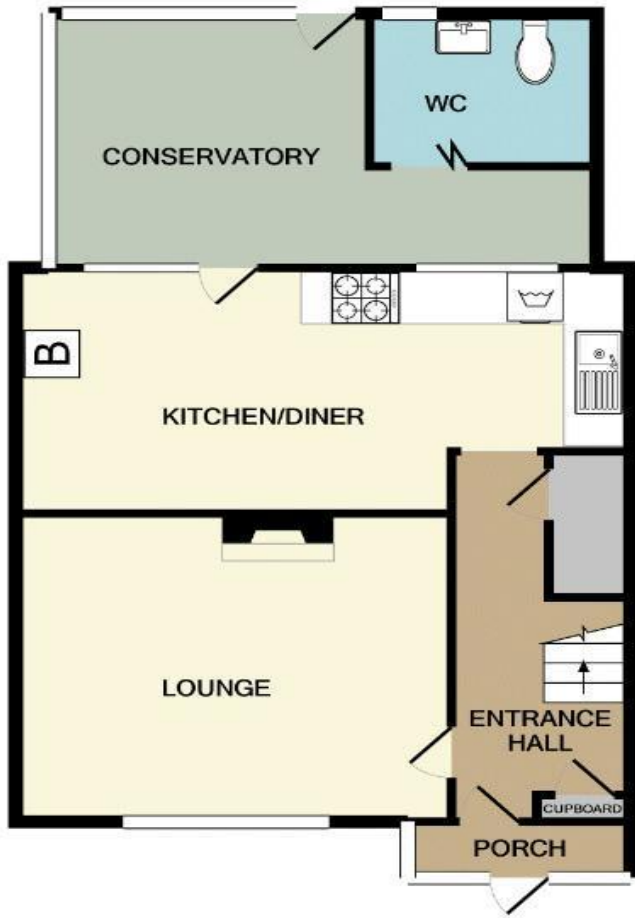
Tenure

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.

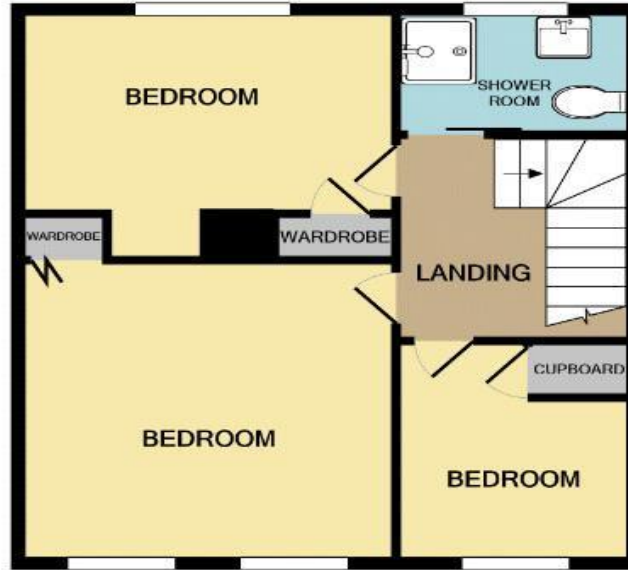
Property Related Services

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.



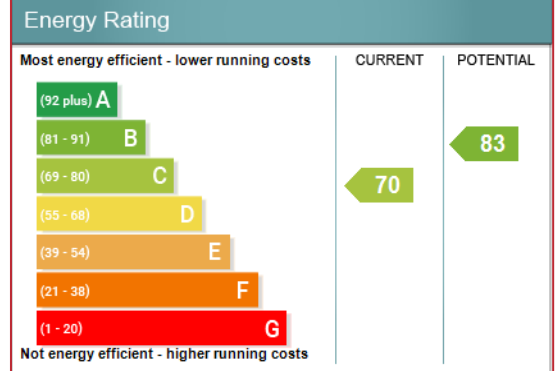


GROUND FLOOR



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
 Made with Metropix ©2021



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



