



humberstones
homes

51 MAX ROAD, QUINTON, BIRMINGHAM, B32 1LD

£225,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West is just a short distance away which enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Worlds End Lane into Max Road and is then situated a distance along towards the head of the cul-de-sac on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized 3 bedroom semi detached home in popular cul-de-sac position, set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious through lounge/dining area and kitchen. First floor provides 3 bedrooms and shower room. Outside is a pleasant, lengthy rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the first floor, understair store/pantry and doors off to :-

Through Lounge/dining Area 25' 8''(max overall and into bay) x 10' 11''(max) (7.82m x 3.32m)

Double glazed bay window to the front, 2 radiators, attractive feature fire surround with hearth housing inset coal effect living flame fire. Double glazed sliding patio door to the rear garden.

Kitchen 13' 7''(max) x 7' 11''(max) (4.14m x 2.41m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, two and a half bowl sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, central heating boiler and door to the side providing access to the rear garden.

First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

Bedroom One 13' 0''(into bay) x 9' 10''(max) (3.96m x 2.99m)

Double glazed bay window to the front and radiator.

Bedroom Two 12' 10''(into bay) x 10' 4''(max) (3.91m x 3.15m)

Double glazed bay window to the rear, radiator and fitted wardrobe with hanging rail and storage.

Bedroom Three 6' 11'' x 6' 7'' (2.11m x 2.01m)

Double glazed window to the front. Radiator.

Shower Room 6' 10'' x 5' 10'' (2.08m x 1.78m)

Double glazed window to the rear, radiator, 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, lengthy rear garden with patio, lawn area, pathway and further patio area at the rear.

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.

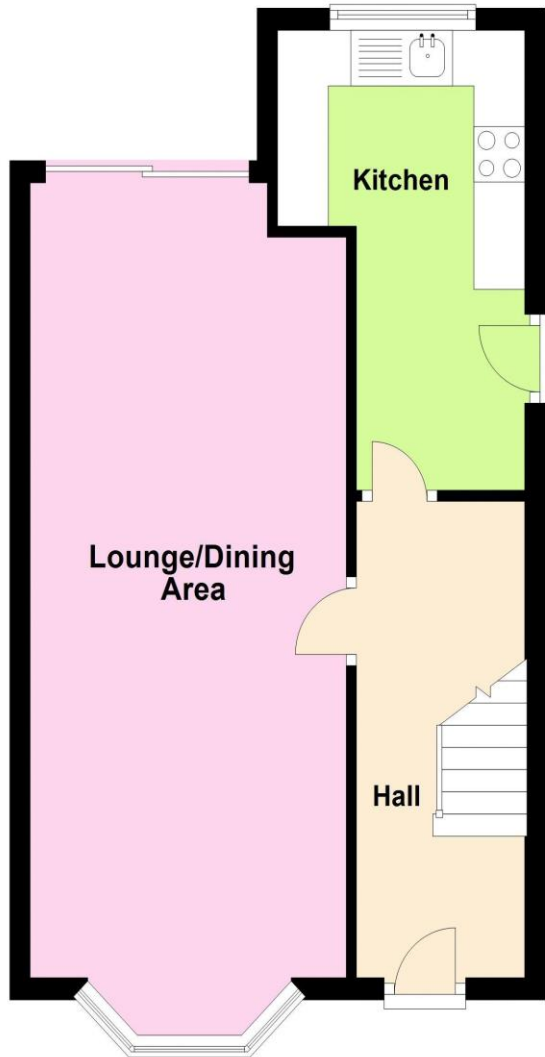
Property Related Services

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.



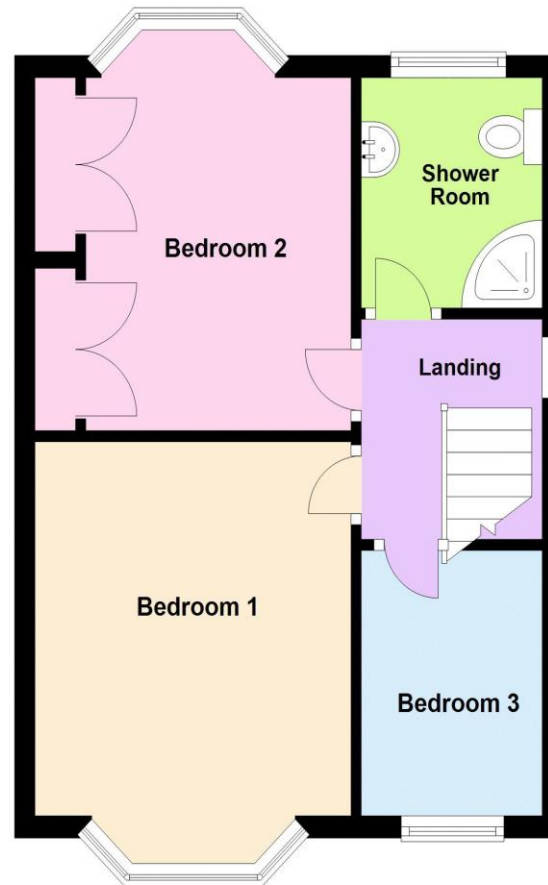
Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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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