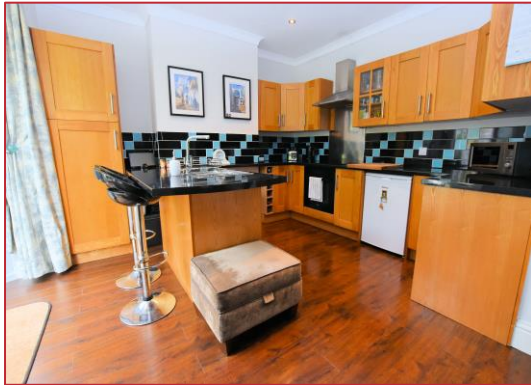




humberstones
homes

57 WOLVERHAMPTON ROAD SOUTH, QUINTON, BIRMINGHAM, WEST MIDLANDS, B32
£280,000





LOCATION

The property occupies a pleasant position within this popular, sought after neighbourhood and is handy for local shopping facilities, and schools, with bus routes into the city centre and M5 motorway access nearby. The property can be located turning off Hagley Road West into Wolverhampton Road South where the property is situated a distance along on the right hand side as indicated by the agents for sale board.

DESCRIPTION

Traditional style semi detached home with character features, having open plan kitchen dining opening out to garden. Well presented with delightful garden offering sunny aspect. Set back from the road with parking and access to garage, the accommodation briefly comprises on the ground floor of entrance hall, lounge, kitchen/diner, utility and downstairs wc. At first floor level there are three good sized bedrooms and refitted shower room. Externally to the rear there is an lovely enclosed garden with patio and lawn. The property benefits from gas central heating (combi boiler) and upvc double glazing. EPC Rating D

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having part glazed wooden paneled door with stained glass leaded light inserts leading to Entrance Hall.

Entrance Hall

Having wood effect flooring, understairs store, single panel radiator, recessed ceiling lights, stairs to first floor landing, door to lounge and opening to kitchen/diner.

Lounge 15' 2"max x 11' 4"max (4.62m x 3.45m)

Front Facing - Having feature fireplace with inset gas fire, wood effect flooring single panel radiator and ceiling light point.

Kitchen/Diner 18' 2"max x 14' 10"max (5.53m x 4.52m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, built in electric oven with induction hob over and chimney canopy above, inset sink, breakfast bar, space for fridge, wood effect flooring, single panel radiator, recessed ceiling lights, door to rear garden and utility.

Utility Room 11' 3"max x 7' 2"max (3.43m x 2.18m)

Side Facing - Having tiled floor, plumbing for washing machine, space for tumble dryer and fridge freezer, wall mounted combination gas central heating boiler, recessed ceiling lights and doors to garage, downstairs wc and outside.

Downstairs WC

Having low level wc, tiled floor and recessed ceiling light.

First Floor Landing

Side facing with doors to bedrooms and bathroom and access to loft space.

Bedroom One 15' 7"max x 11' 4"max (4.75m x 3.45m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 14' 10"max x 11' 4"max (4.52m x 3.45m)

Rear Facing - Having single panel radiator and ceiling light point.

Bedroom Three 7' 6" x 6' 4" (2.28m x 1.93m)

Front Facing - Having single panel radiator an ceiling light point.

Shower Room 8' 8" x 6' 3" (2.64m x 1.90m)

Rear Facing - Having walk in double shower with mixer shower, low level wc, hand basin set into vanity unit, heated towel rail, part tiling to walls, laminate flooring and recessed ceiling lights.

Front Garden

Having driveway providing off road parking with garden adjacent and access to garage.

Garage 13' 7" x 7' 2" (4.14m x 2.18m)

Having up and over door.

Rear Garden

Delightful enclosed garden with sunny aspect and mediterranean style patio having pergola the remainder being predominantly laid to lawn with borders.

Tenure

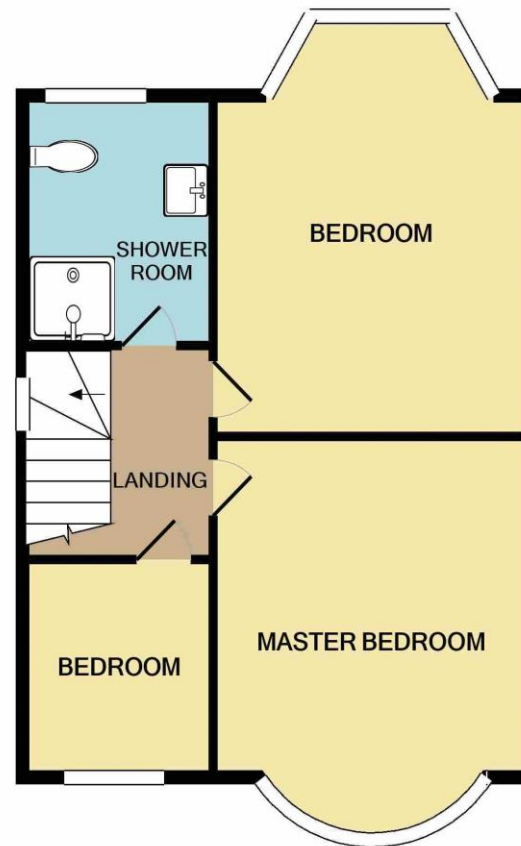
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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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