



humberstones
homes

46 NORMAN AVENUE, HARBORNE, BIRMINGHAM, B32 2EY
£320,000





LOCATION

The property is situated within Harborne, yet within ease of access of both Bearwood and Quinton. Harborne is a town that boasts high street shopping, a variety of eateries and entertainment venues. Amenities such as Tesco, Asda and Starbucks are situated closeby. The much enjoyed grounds of Queens Park are found within a mile and the location offers access to local delights such as Warley Woods, Lightwoods Park, plus more amenities on nearby Hagley Road West. Excellent public transport links afford access into the centre of Harborne and the City Centre along and there is nearby access to the M5 motorway.

DESCRIPTION

This is an ideal opportunity to acquire this most spacious semi detached home in Harborne which has been greatly improved by the current owners and boasts a refitted kitchen with integrated appliances, refitted bathroom along with many other features. Well presented throughout with a modern feel the accommodation briefly comprises on the ground floor of entrance porch, entrance hall, lounge and 18FT kitchen/diner opening out to a large rear garden with sunny aspect which is not overlooked from the rear. At first floor level there is a landing, three bedrooms and bathroom. Externally to the front there is off road parking and garden and side access to the rear of the property. The property benefits from upvc double glazing and a gas central heating (combi boiler) EPC Rating: E (Done before new boiler fitted)

Glazed wooden paneled door leads to Entrance Porch

Entrance Porch

Having ceiling light point and wooden door to entrance hall.

Entrance Hall 14' 7" (4.44m)

Having laminate flooring double panel radiator, under stairs store, cloaks cupboard housing wall mounted combination gas central heating boiler, stairs to first floor landing, recessed ceiling lights point and doors to lounge and kitchen/diner.

Lounge 16' 0" x 11' 6" (4.87m x 3.50m)

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

Kitchen/Diner 18' 1"max x 12' 10"max (5.51m x 3.91m)

Rear Facing - Fitted with range of wall and base units, inset sink unit, built in electric double oven, gas hob with chimney canopy over, integrated fridge freezer and washing machine, laminate flooring, single panel radiator, recessed ceiling lights and patio door to rear garden.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and access to loft space.

Bedroom One 16' 2"max x 10' 9" (4.92m x 3.27m)

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

Bedroom Two 12' 11" x 10' 9" (3.93m x 3.27m)

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

Bedroom Three 9' 2" x 7' 0" (2.79m x 2.13m)

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

Bathroom 8' 7" x 6' 9" (2.61m x 2.06m)

Dual Aspect - Fitted with suite comprising 'P' shaped bath with screen and shower tap attachment, wash hand basin set into vanity unit, low level wc, part tiling to walls, tiled floor, heated towel rail, extractor and recessed ceiling lights.

Front Garden

Set back from the road with lawned foregarden and block paved parking adjacent with side access to the rear.

Rear Garden

Large garden with southerly aspect which is not overlooked from the rear, having patio area the remainder being predominantly laid to lawn with borders.

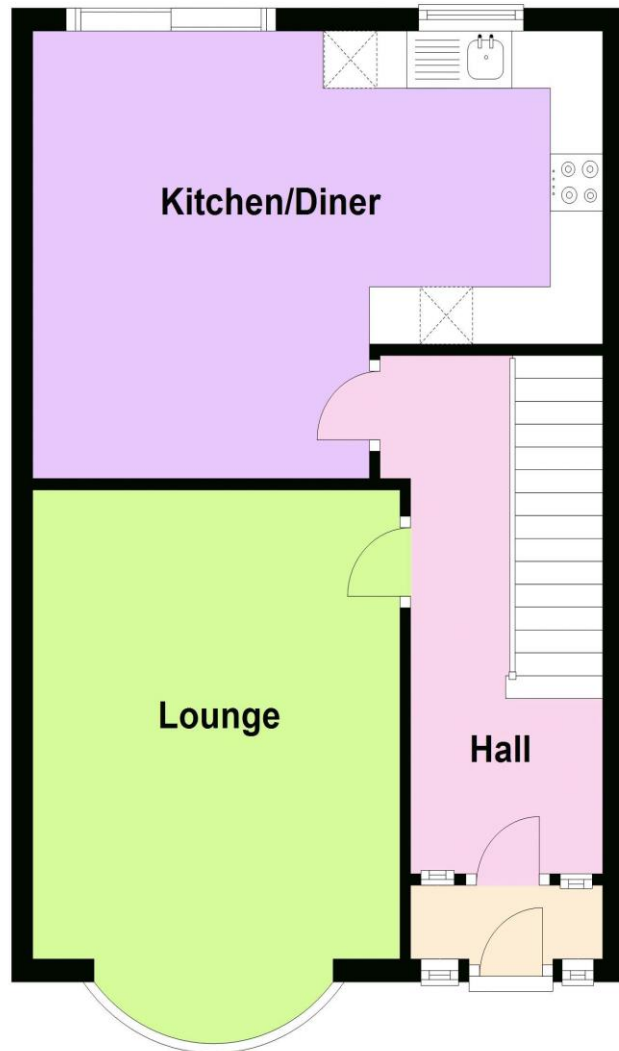
Tenure

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



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | | 82 |
| | 41 | |
| EU Directive 2002/91/EC | | |
| England, Scotland & Wales | | |

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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