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homes

86 WOLVERHAMPTON ROAD SOUTH, QUINTON, BIRMINGHAM, B32 2BE
£270,000





LOCATION

Wolverhampton Road South is a very popular tree lined residential road within this sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst Harborne Town Centre is just a short distance away. Hagley Road West enables direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Wolverhampton Road South and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a very well presented and spacious 3 bedroom semi detached family home in sought after location, set back 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, good sized fitted breakfast kitchen (with integrated oven/hob). First floor provides 3 bedrooms and bathroom. Outside is a Garage at the side, pleasant rear garden and additional car port and Garage at the rear. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the First Floor, useful understair storage cupboard housing the burglar alarm control panel and doors off from the Hall to :-

Through Lounge/Dining Area 27' 2" (max overall and into bay) x 10' 7" (max) (8.27m x 3.22m)

Comprising :-

Dining Area 12' 3" (into bay) x 10' 7" (max) (3.73m x 3.22m)

Double glazed bay window to the front, radiator, and opening through to :-

Lounge Area 14' 3" (into bay) x 10' 7" (max) (4.34m x 3.22m)

Double glazed bay to the rear, radiator, attractive feature fire surround with hearth housing inset coal effect fire, return door to the Hall and double glazed door to the rear garden.

Fitted Kitchen 15' 5" (max) x 11' 5" (max at widest point) 8' 7" (min) (4.70m x 3.48m)

Double glazed window to the rear and side, radiator, base and wall mounted units, work surface area, single drainer sink with cupboard below, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, door to Garage and double glazed door to the rear garden.



First Floor Landing

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

Bedroom One 14' 1" (into bay) x 10' 8" (max) (4.29m x 3.25m)

Double glazed bay window to the rear, radiator and laminated style floor.

Bedroom Two 12' 9" (into bay) x 10' 8" (max) (3.88m x 3.25m)

Double glazed bay window to the front, radiator and laminated style floor.

Bedroom Three 6' 4" x 6' 2" (1.93m x 1.88m)

Double glazed window to the front, laminated style floor and radiator.

Bathroom 6' 3" x 5' 7" (1.90m x 1.70m)

Double glazed window to the rear, radiator, wash handbasin, bath with shower over and complimentary tiling to the walls.

Separate WC area

Double glazed window to the side and WC.

Front

Drive providing off road parking and leading to the accommodation.

Garage 13' 2" x 7' 4" (max) 5' 2" (min) (4.01m x 2.23m)

Up and over door and door to the Kitchen. The vendors advise there is also an additional carport/potential garage space at the rear.

Rear Garden

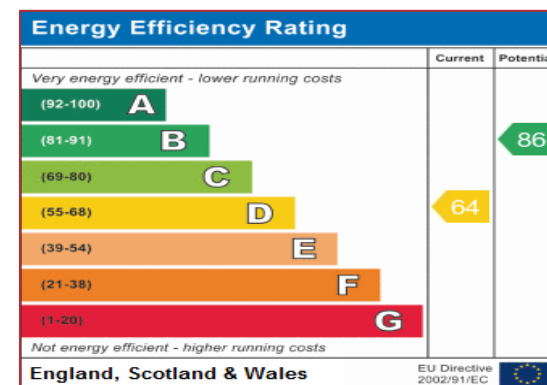
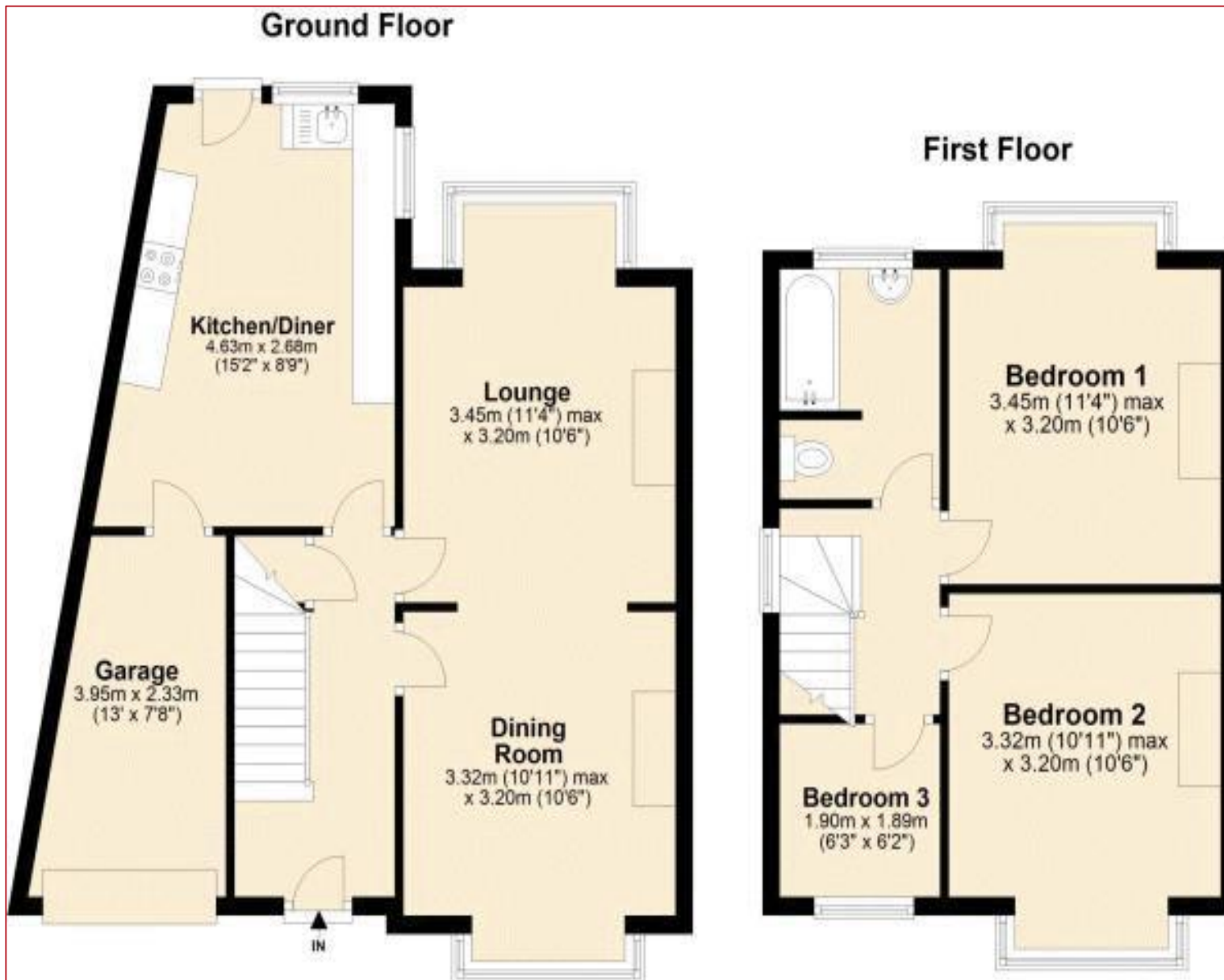
With patio and lawn area.

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 £240 per transaction.



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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