



humberstones
homes

33 HERNEHURST, QUINTON, BIRMINGHAM, B32 1RP

£180,000





LOCATION

The property is conveniently situated within this established neighbourhood, and is handy for local shopping facilities, amenities and bus route, 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 Quinton Road West, into Warple Road and first left into Hernehurst where the property is situated on the left hand side.

DESCRIPTION

This is a spacious and well presented, 3 bedroomed mid terrace family home, set within this convenient 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, re-fitted kitchen (with integral oven/hob), and enclosed side passage. First floor providing 3 bedrooms and bathroom. Outside is a good sized rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the first floor, storage cupboard, and understair recess.

Through Lounge/Dining Area 21' 7"(max) x 11' 6"(max) (6.57m x 3.50m)

Double glazed window to the front, laminated style floor, 2 radiators, attractive feature fire surround with hearth, and double glazed sliding patio door onto the rear garden.

Re-Fitted Kitchen 10' 0"(max) x 8' 4" (3.05m x 2.54m)

Double glazed window to the rear, base units, rolled top work surface areas, wall cupboards, single drainer sink with ornate mixer tap, integral oven, 4 ring gas hob and cooker hood above, central heating boiler, complimentary tiling to the walls, and single glazed door leads to :-

Side Passage

Door to the rear garden, and useful outbuilding/store.



First Floor Landing

Loft access, built in storage cupboard and doors off to all First Floor Accommodation.

Bedroom One 14' 8"(max) x 10' 2" (4.47m x 3.10m)

3 Double glazed windows to the front, radiator, laminated style floor, and built in storage cupboard.

Bedroom Two 11' 7"(max) x 11' 2"(max) (3.53m x 3.40m)

Double glazed window to the rear. Radiator.

Bedroom Three 11' 11"(max) x 8' 1"(max) (3.63m x 2.46m)

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

Bathroom 9' 2" x 5' 6" (2.79m x 1.68m)

2 Double glazed windows to the rear, heated towel rail and attractive suite comprising : Bath, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio and lawn area.

Tenure

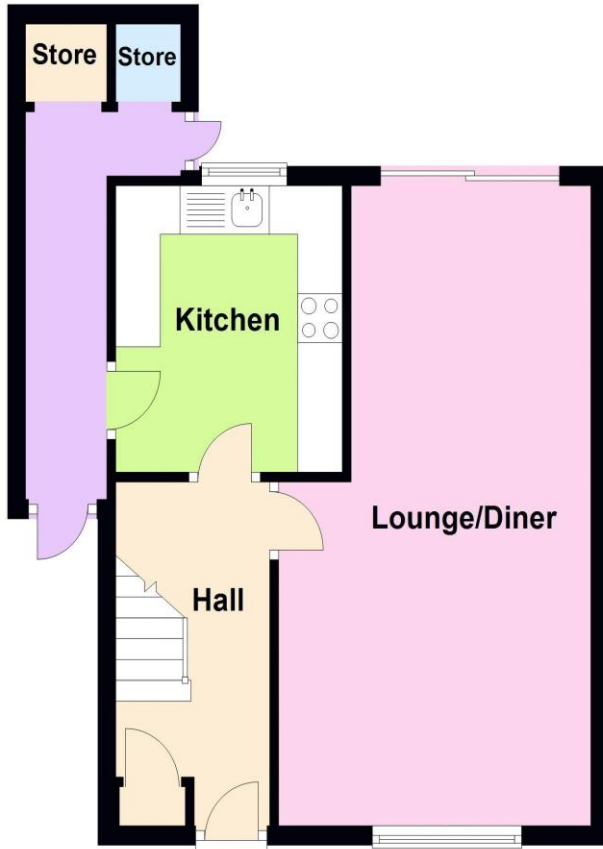
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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 £210 per transaction.



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		84	84
	66		65
England, Scotland & Wales	EU Directive 2002/91/EC	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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