



humberstones
homes

49 NAILERS CLOSE, QUINTON, BIRMINGHAM, B32 3QR

£235,000





LOCATION

The property occupies a pleasant position within this popular cul-de-sac location and is handy for shopping facilities, amenities and bus route. Local major road network enables commuting into Birmingham City Centre whilst M5 Motorway (J3) is just a short distance away. The property can be located turning off Carters Lane into Lye Close Lane and second right into Nailers Close. Follow the road around to the right and number 49 is situated a distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious 2 bedroom link detached bungalow occupying a pleasant position within this popular cul-de-sac location. Set back from the road behind a lengthy drive providing off road parking and leading to the following accommodation, all on the ground floor. Entrance hall, kitchen, spacious lounge, inner hall, 2 good sized bedrooms and bathroom. Outside is a garage and pleasant rear garden. Double Glazed and Gas Central Heating. EPC rating D.

Entrance Hall

Built in storage cupboard, door to Lounge and door to :-

Kitchen 8' 9" x 7' 9" (2.66m x 2.36m)

Double glazed window to the side, base and wall mounted units rolled top work surface area, one and a half bowl single drainer sink with mixer tap, electric cooker point and cooker hood above, door to the side.

Lounge 17' 5" x 9' 10" (5.30m x 2.99m)

Double glazed bow window to the front, radiator, attractive feature fire surround with hearth. Door leads through to :-

Inner Hall

Loft access, built in storage cupboard housing the central heating boiler and doors off to :-



Bedroom One 11' 10" x 9' 10" (3.60m x 2.99m)

Double glazed window to the side, radiator and double glazed double opening doors onto the rear garden.

Bedroom Two 8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to the rear. Radiator

Bathroom 7' 10" x 4' 11" (2.39m x 1.50m)

Double glazed window to the side, radiator, pedestal wash handbasin, wc, bath and complimentary tiling to the walls.

Front

Lengthy drive providing off road parking, lawn foregarden and leading to the accommodation.

Garage 17' 2" x 8' 3" (5.23m x 2.51m)

Up/Over door, and pedestrian door to the rear garden.

Rear Garden

Pleasant good sized rear garden with patio, lawn area, pathway, further patio area at the rear. Side access gate.

Tenure

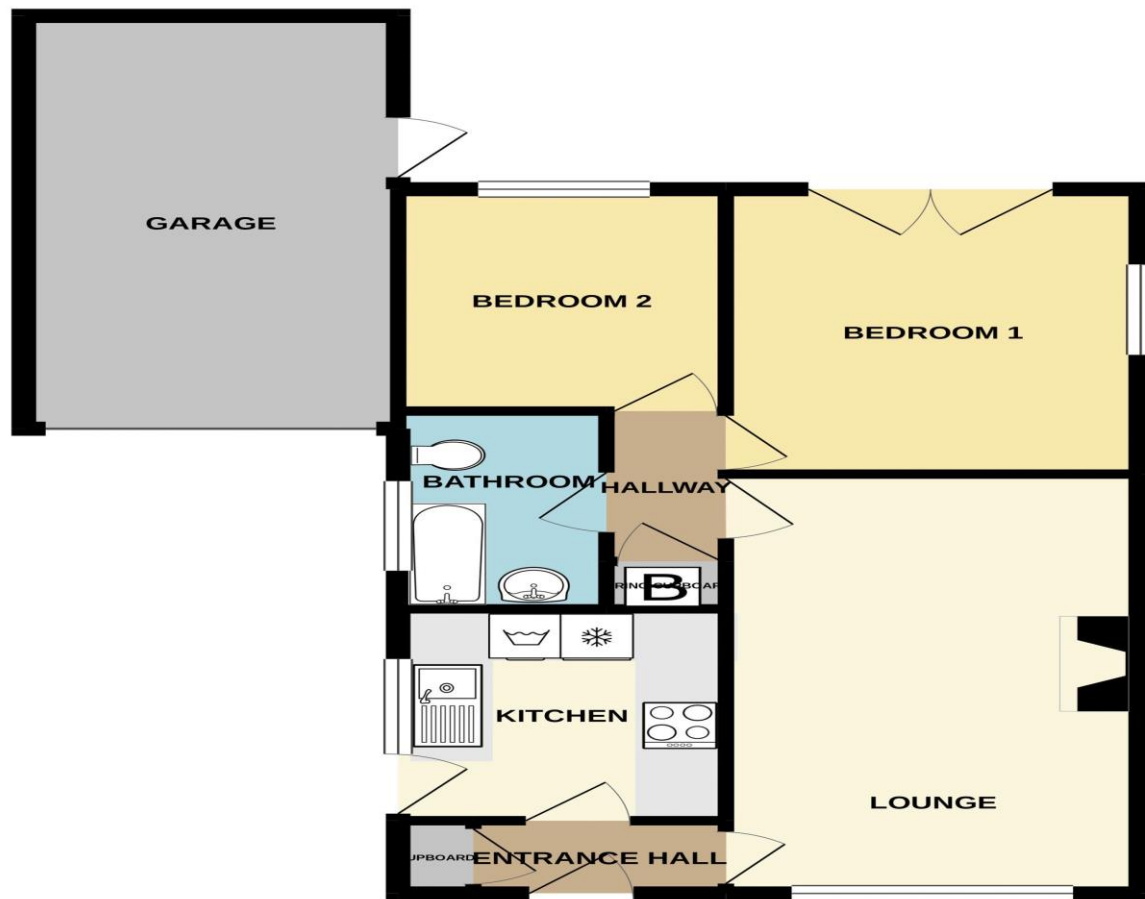
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



