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homes

8 POWELL AVENUE, QUINTON, BIRMINGHAM, B32 1BQ

£170,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular, sought after location and is handy for shopping facilities and amenities (including large Asda store), whilst Hagley Road West is just a short distance away with a number of bus routes into Birmingham City Centre. M5 Motorway (J3) enables commuting to the surrounding areas. The property can be located turning off Spies Lane into Ridgacre Road West, branch right into Meadow Road and at the T junction turn right into Chichester Drive, and then first right into Powell Avenue where the property is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered for sale with NO UPWARD CHAIN, this is a spacious 2 bedroom end terrace home in popular cul-de-sac position within this sought after location, The property requires some modernization and offers great potential. Set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining room and kitchen. First floor provides landing, 2 good sized bedrooms and shower room. Outside is a pleasant good sized rear garden. Double glazed. EPC rating F.

Porch

Front door leads to :-

Entrance Hall

Staircase with handrail rising to the First Floor, and door leads through to :-

Lounge 11' 9"(plus understair store) x 10' 7" (3.58m x 3.22m)

Double glazed picture window to the front, electric heater, fire surround and understair storage cupboard.

Dining Room 10' 5" x 7' 10" (3.17m x 2.39m)

Double glazed sliding patio door onto the rear garden, electric heater, and door leads through to :-

Kitchen 10' 4"(plus storage cupboard) x 6' 11" (3.15m x 2.11m)

Double glazed window to the rear, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, display cabinet,

complimentary tiling to the walls, built in storage cupboard and double glazed door to the rear garden.

First floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 11' 10"(plus storage cupboard) x 9' 10"(plus door recess) (3.60m x 2.99m)

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

Bedroom Two 10' 7"(plus wardrobe/store) x 8' 10" (3.22m x 2.69m)

Double glazed window to the rear with pleasant outlook over the rear garden, electric heater and built in wardrobe/store.

Shower Room 7' 7"(into recess) x 6' 2"(max) (2.31m x 1.88m)

Double glazed window to the rear, wash handbasin, wc, and shower cubicle with screened door, shower 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, lawn and garvelled area.

Tenure

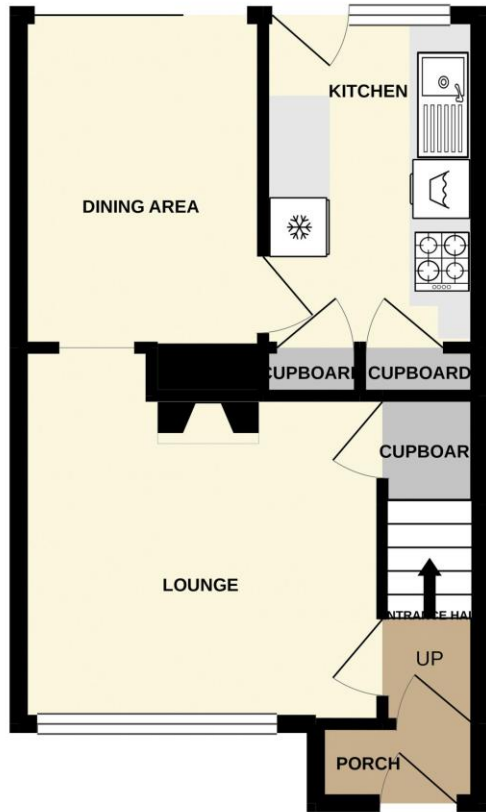
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



1ST 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 | | |
| (39-54) | E | | |
| (21-38) | F | 34 | |
| (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.

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