



humberstones
homes

22 WEDGEWOOD ROAD, QUINTON, BIRMINGHAM, B32 1LS

£195,000





LOCATION

Wedgewood Road is a popular residential road within the Quinton area and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West is a short distance away which enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Worlds End Lane into Faraday Avenue, then right into Wedgewood Road where the property is situated a distance along on the left hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a good sized and well presented 3 bedroom semi detached family home in popular location, with drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge opening to dining area, kitchen and rear lobby area with downstairs wc off. First floor providing 3 bedrooms and bathroom. Outside is a pleasant good sized rear garden. Double glazed and Gas central heating. EPC rating D.

Porch

Front door leads to :-

Entrance Hall

Radiator, staircase rising to the First Floor, understair storage cupboard and doors off to :-

Lounge 14' 4"(max) x 11' 8"(max) (4.37m x 3.55m)

Double glazed bow window to the front, radiator, dado rail, attractive feature fire surround with hearth, and opening through from the Lounge to :-

Dining Area 8' 1" x 7' 5" (2.46m x 2.26m)

Double glazed window to the rear, radiator and door leads through to:-

Kitchen 12' 8" x 7' 8"(plus recess) (3.86m x 2.34m)

Double glazed window to the rear, radiator, 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, return door to the hall, complimentary tiling to the walls and door leads to :-

Rear Lobby Area

Single glazed door to the rear garden, USEFUL STORE and WC OFF.



First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 12' 5"(max) x 11' 5"(max) (3.78m x 3.48m)

2 Double glazed windows to the front, radiator and built in wardrobe with hanging rail and storage.

Bedroom Two 12' 5"(max) x 7' 10"(plus built in store) (3.78m x 2.39m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator and fitted wardrobe with hanging rail and storage. Additional built in storage cupboard.

Bedroom Three 8' 5"(max) x 8' 0"(max) (2.56m x 2.44m)

Double glazed window to the front, radiator and fitted wardrobe/store.

Bathroom 8' 0" x 4' 10" (2.44m x 1.47m)

Double glazed window to the rear, radiator and suite comprising :- Bath with shower over, wash handbasin, wc and complimentary tiling to the walls.

Front

Drive providing off road parking, lawn foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, shaped lawn, shrub borders and 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.

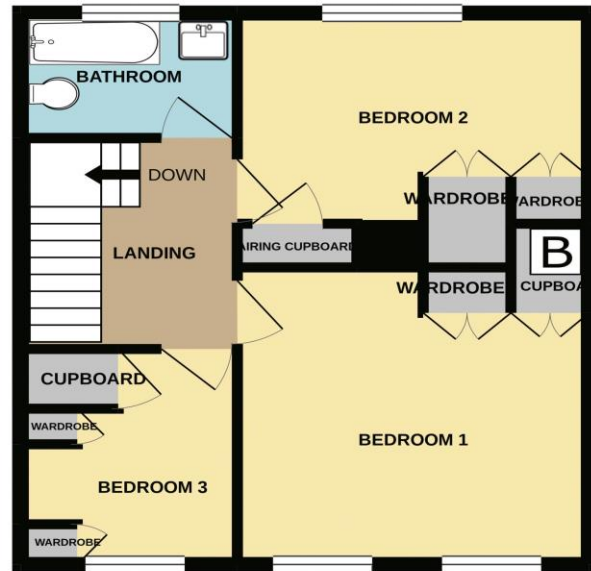
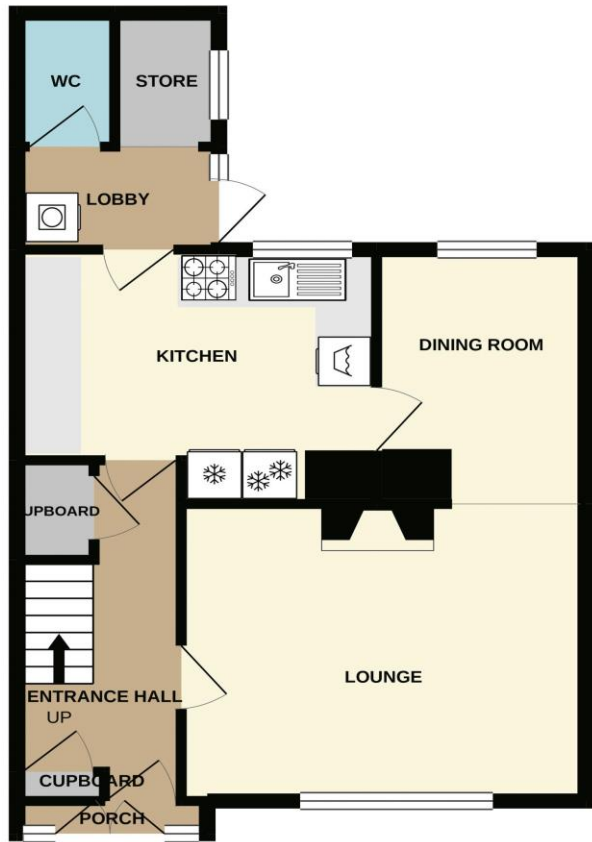
Property Related Services

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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		
(69-80)	C		
(55-68)	D	67	82
(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.

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