



humberstones
homes

8 ST. JAMES'S ROAD, HANDSWORTH, BIRMINGHAM, B21 0HL

£215,000





DESCRIPTION

Offered for sale is this very spacious and beautifully presented 3 Bedroom mid terrace family home, convenient for local shops and bus route and is handy for gaining access into Birmingham City Centre. The superb accommodation briefly comprises the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge, separate sitting room, and super fitted dining kitchen (having integral oven/hob). First floor provides Landing, 3 bedrooms and feature re-fitted bathroom and shower. Outside is a pleasant rear garden. Double glazed and Gas central heating. Council Tax Band A, EPC rating D.

Entrance Hall

2 Radiators, staircase rising to the first floor, door to rear garden, door to shared side entry and further doors lead off to :-

Cellar 12' 2" x 11' 11" (3.71m x 3.63m)

Downstairs WC (Off Entrance Hall) 5' 4" x 3' 3" (1.62m x 0.99m)

Double glazed window to the side, radiator, WC, wash handbasin, and tiling to the walls.

Lounge 12' 1" x 12' 0"(max) (3.68m x 3.65m)

Double glazed window to the front and radiator.

Sitting Room 12' 2" x 11' 11"(max) (3.71m x 3.63m)

Double glazed window to the rear. Radiator.

Dining Kitchen 18' 11" x 10' 11" (5.76m x 3.32m)

Double glazed window to the side, double glazed window to the rear, base and wall mounted units, work surface areas, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker good above, concealed central heating boiler, complimentary tiling to the walls, ceiling spot lights and dining area.



First Floor Landing

Radiator, ceiling spot lights and doors off to all First Floor Accommodation.

Bedroom One 12' 1" x 12' 0"(max) (3.68m x 3.65m)

Double glazed window to the front, and radiator.

Bedroom Two 12' 2"(max) x 11' 11"(max) (3.71m x 3.63m)

Double glazed window to the rear. Radiator.

Bedroom Three 12' 2" x 7' 5" (3.71m x 2.26m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 12' 0"(max) x 7' 2"(max) (3.65m x 2.18m)

Double glazed window to the rear, ceiling spot lights, heated towel rail, and attractive suite comprising :- Feature bath, wash handbasin, low level flush WC and large shower cubicle with screened door, shower and tiling to the walls.

Front

Small foregarden leading to the accommodation.

Rear garden

Pleasant rear garden with patio and lawn area.

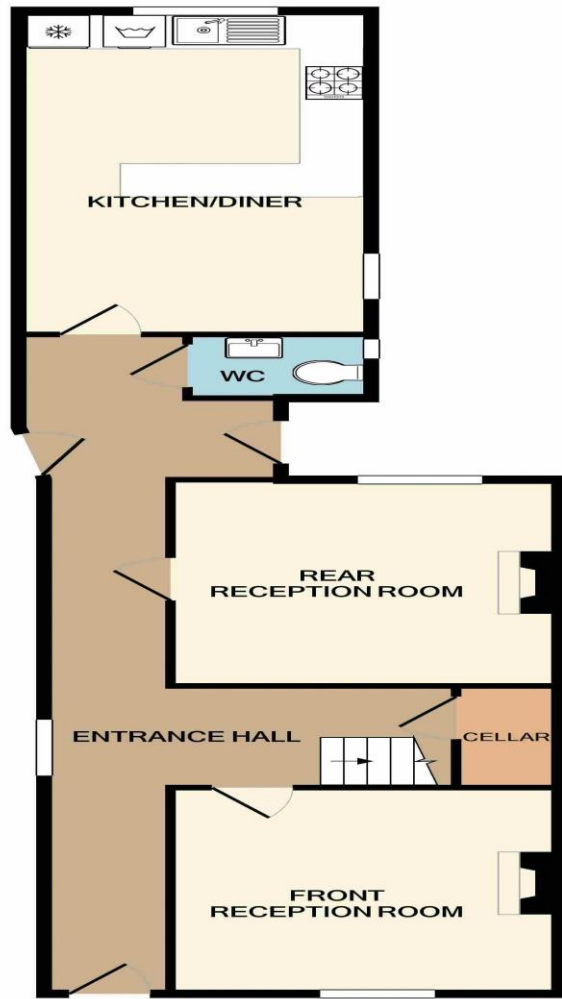
Tenure

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.

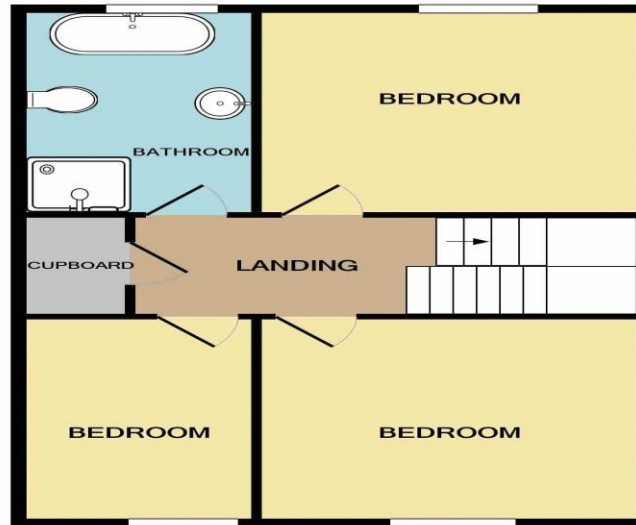
Property related services

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GROUND FLOOR

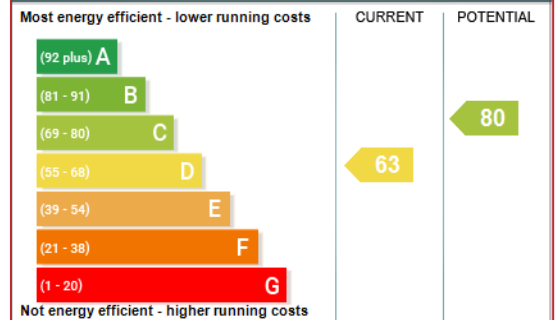


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Rating



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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