



humberstones
homes

47 THORNHURST AVENUE, QUINTON, BIRMINGHAM, B32 2AZ

£160,000





LOCATION

Thornhurst Avenue is a popular residential cul-de-sac situated within the convenient Quinton location and is handy for local shopping facilities and amenities, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property is located turning off Wolverhampton Road South into Thornhurst Avenue and is situated towards the head of the cul-de-sac on the right hand side.

DESCRIPTION

This is a considerably improved and good sized 2 bedroomed terraced home in popular cul-de-sac location, with Garage in separate block, briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious lounge and superb re-fitted kitchen (with integral oven/hob and integrated fridge/freezer and dishwasher). First floor provides 2 double bedrooms and bathroom. Outside is a pleasant rear garden. Double Glazed and Gas Radiator Heating. EPC rating C.

Entrance Hall

Radiator, staircase rising to the first floor and laminated style floor.

Lounge 15' 6"(max) x 13' 1"(max) (4.72m x 3.98m)

Radiator, laminated style floor, understair storage cupboard, and double glazed sliding patio door onto the rear garden.

Re-Fitted Kitchen 8' 4" x 6' 10" (2.54m x 2.08m)

Double glazed window to the front, fine range of base and wall mounted units, work surface area, single drainer sink with ornate mixer tap, integral 'Bosch' oven, 4 ring gas hob and cooker hood above, integrated fridge/freezer and slim line dishwasher, pull out larder unit and spice rack, plumbing for automatic washing machine.

First Floor Landing

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



Bedroom One 13' 1"(max) x 10' 1" (3.98m x 3.07m)

Double glazed window to the rear, radiator, laminated style floor and fitted wardrobes.

Bedroom Two 12' 10"(into storage recess) x 7' 7" (3.91m x 2.31m)

Double glazed window to the front, radiator, laminated style floor, and storage recess housing the central heating boiler.

Bathroom 6' 10"(into recess) x 6' 2" (2.08m x 1.88m)

Radiator, and suite comprising :- Bath with shower over, wash handbasin, wc, and complimentary tiling to the walls.

Outside

Front

Pleasant outlook to the front, and foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with patio and lawn area.

Garage

In separate block

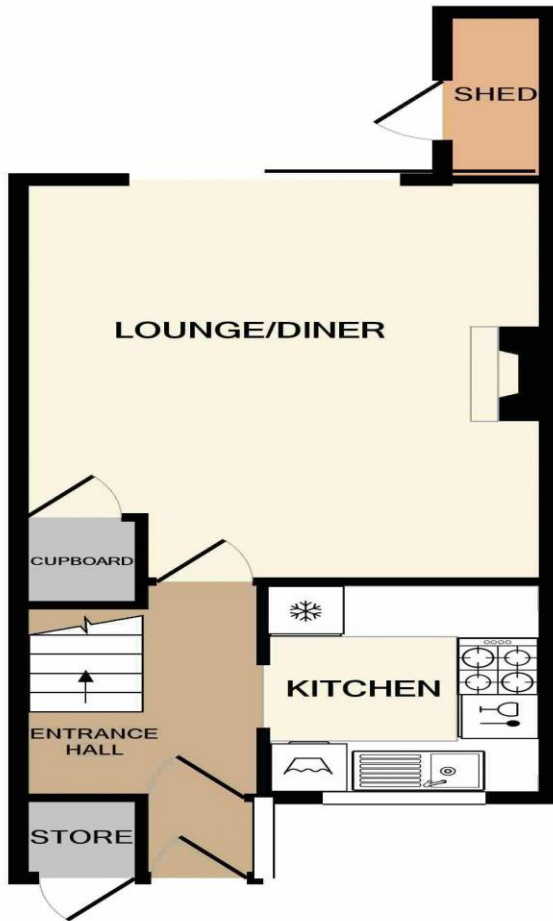
Tenure

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.

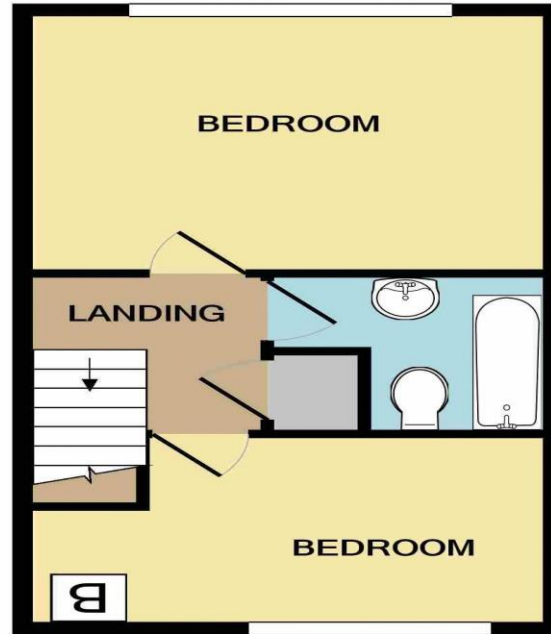
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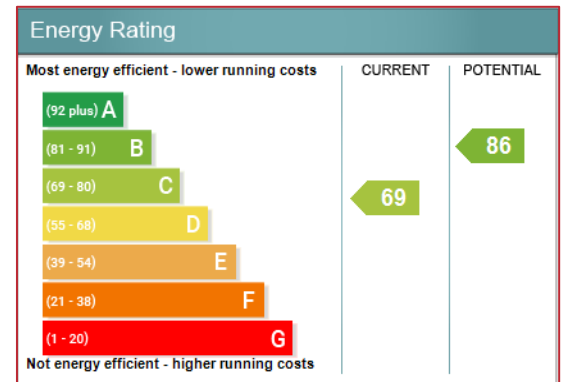


GROUND FLOOR



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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