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homes

18 CHICHESTER DRIVE, QUINTON, BIRMINGHAM, B32 1BP
£255,000





LOCATION

The property occupies a pleasant position upon this very popular development and is handy for many local amenities, shopping facilities (including large Asda store), gym and cinema, whilst Hagley Road West is just a short distance away enabling direct access into Birmingham City Centre. M5 Motorway (J3) provides access to the surrounding areas. The property can be located turning off Spies Lane into Ridgacre Road West, then right into Meadow Road. At the T-junction with Chichester Drive the property is situated on the other side of the road as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented and spacious 3 bedroom semi-detached family home set within this popular location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance porch, hall, spacious through lounge/dining area, conservatory and super re-fitted kitchen (with integral oven/hob and integrated dishwasher). First floor provides 3 bedrooms and re-fitted shower room. Outside is a garage and pleasant rear garden with feature decking area. Double glazing and gas radiator heating. EPC rating D.

Entrance Porch

Radiator, 2 double glazed windows to the side, door to Garage and further door leads to :-

Hall

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

Through Lounge/Dining Area 23' 8" (max overall) x 11' 2" (max at widest point) (7.21m x 3.40m)

Double glazed bow window to the front, 2 radiators, door to Kitchen and double opening doors lead through to :-

Conservatory 10' 5" (max) x 10' 2" (3.17m x 3.10m)

Double glazed windows looking over the rear garden, and double glazed, double opening doors onto the rear garden.

Re-Fitted Kitchen 13' 4" (max) x 10' 4" (4.06m x 3.15m)

Double glazed window to the rear, radiator, fine range of quality base and wall mounted units, work surface area, central island feature, single drainer sink with ornate mixer tap, integral oven, 5 ring gas hob and cooker hood above, integrated dishwasher, plumbing for washing machine, complimentary tiling to the walls, double glazed window to the side, return door to the Hall, and double glazed door to the rear garden.



First Floor Landing

Double glazed window to the side, loft access, built in storage cupboard and doors off to all First Floor Accommodation.

Bedroom One 13' 6" (max) x 10' 10" (to back of wardrobe) (4.11m x 3.30m)

Double glazed window to the rear, radiator, and fitted wardrobes with sliding doors, hanging rail and storage.

Bedroom Two 14' 4" (max) x 9' 10" (max) (4.37m x 2.99m)

Double glazed window to the front, radiator, and free standing wardrobe with hanging rail.

Bedroom Three 10' 6" x 6' 1" (3.20m x 1.85m)

Double glazed window to the rear. Radiator.

Re-Fitted Shower Room 6' 10" x 6' 0" (2.08m x 1.83m)

Double glazed window to the side, heated towel rail, and attractive suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door and shower. Extractor fan and ceiling spot lights.

Front

Drive providing off road parking and leading to the accommodation.

Garage 16' 1" x 9' 7" (4.90m x 2.92m)

Up and over door, central heating boiler and door to Entrance Porch.

Rear Garden

Pleasant rear garden with feature decking area, lawn 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

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

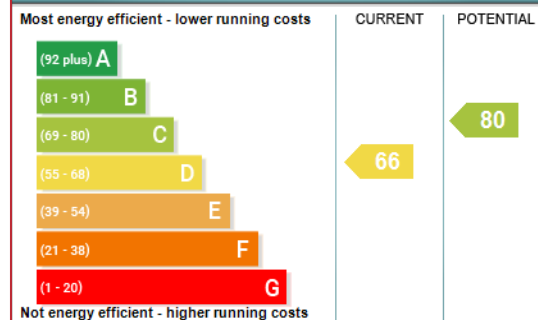


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the 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 guarantees 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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