



humberstones
homes

88 UPPER MEADOW ROAD, QUINTON, BIRMINGHAM, B32 1NS
£250,000





LOCATION

Upper Meadow Road is a popular residential road, set within the Quinton area, and is handy for shopping facilities, amenities, bus route and schools, whilst local major road network enables commuting into Birmingham City Centre, Q.E Hospital and further to the surrounding areas. The property can be located turning off Ridgacre Lane into Upper Meadow Road and is then situated a distance along on the right hand side.

DESCRIPTION

Offered for sale is this very well presented, much improved, extended 3 bedroom semi detached family home in popular location, briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), dining room, spacious extended lounge and extended fitted breakfast kitchen. First Floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant good sized rear garden and Garage at the rear. Double glazed and gas central heating. EPC rating D.

Porch

Single glazed front door with side single glazed panel leads through to :-

Entrance Hall

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

Downstairs WC

Wash handbasin, WC and tiling to the walls.

Dining Room 12' 8" (into bay) x 10' 2" (3.86m x 3.10m)

Double glazed bay window to the front, radiator, feature fire surround and hearth.

Extended Lounge 20' 4" (max overall) x 10' 2" (max) (6.19m x 3.10m)

Radiator, fire surround with hearth, double glazed sliding patio doors onto the rear garden.

Extended and Fitted Breakfast Kitchen 16' 8" (max) x 9' 6" (max) (5.08m x 2.89m)

Double glazed window to the rear, radiator, breakfast area, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, double glazed door to the rear garden and further door to :-

Side Store

Useful storage area at the side.

First Floor Landing

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

Bedroom One 12' 4" x 10' 10" (to back of wardrobe) (3.76m x 3.30m)

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

Bedroom Two 13' 2" (into bay) x 10' 2" (max) (4.01m x 3.10m)

Double glazed bay window to the front and radiator.

Bedroom Three 7' 2" x 6' 1" (2.18m x 1.85m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 8' 8" x 5' 7" (2.64m x 1.70m)

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

Front

Lawn foregarden and pathway leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, slate chippings area, further patio area and double gates at the rear.

Garage

At the rear of the garden accessed via a shared access drive. Door from the Garage to the rear garden.

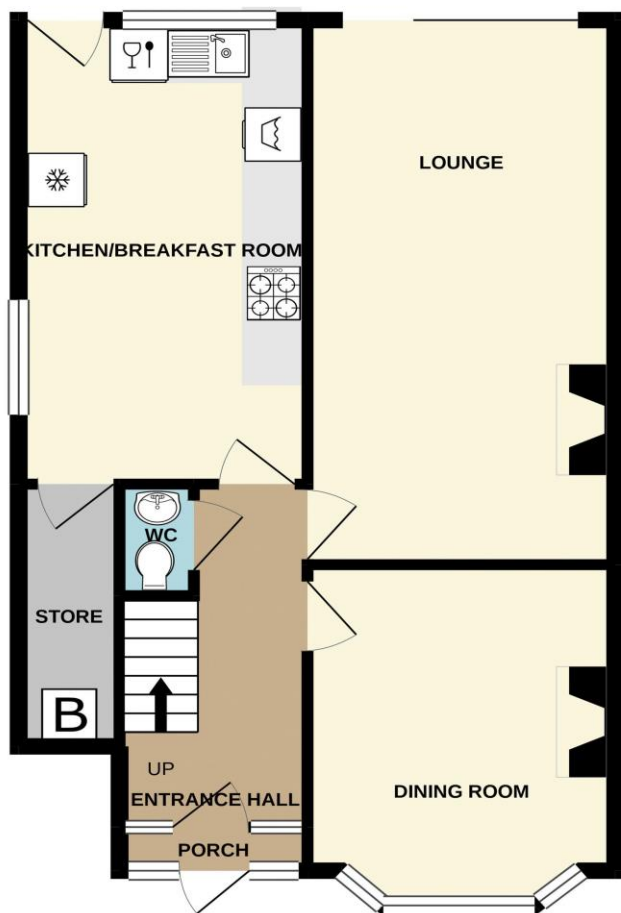
Tenure

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.

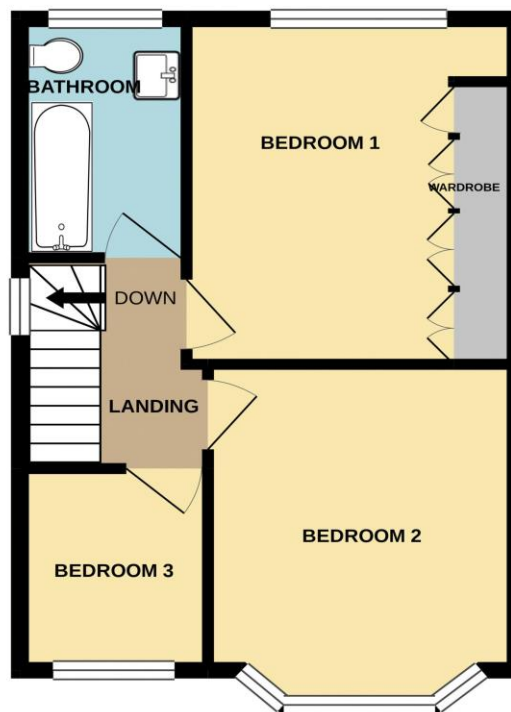
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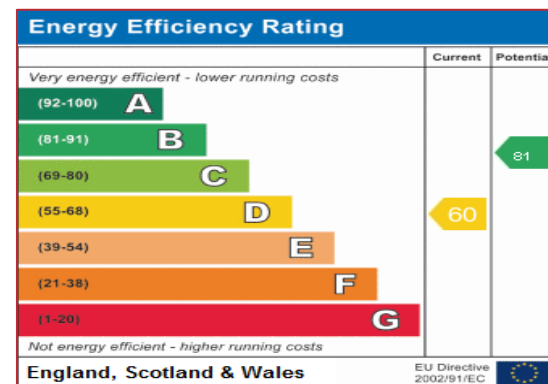
GROUND FLOOR



1ST FLOOR



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