



humberstones
homes

41 GLYN FARM ROAD, QUINTON, BIRMINGHAM, B32 1NL
£235,000





LOCATION

The property occupies a pleasant position within this popular, sought after location, and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located by turning off Hagley Road West into Clive Road, continue straight on at the island into Worlds End Lane, at the second island proceed straight on again and continue along Worlds End Lane, turn right into Glyn Farm Road where the property is then situated a short distance along on the right hand side.

DESCRIPTION

This is a well presented 3 bedroomed traditional style semi detached home in popular, sought after location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room and enlarged kitchen. First floor provides 3 bedrooms and bathroom. Outside is a pleasant good sized rear garden. Double glazed and gas radiator 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, useful understair storage cupboard, and doors off to :-

Lounge 13' 8" (up to patio door) x 10' 10" (max) (4.16m x 3.30m)

Radiator, and double glazed sliding patio door onto the rear garden.

Dining Room 14' 0" (into bay) x 10' 11" (max) (4.26m x 3.32m)

Double glazed bay window to the front and radiator.

Kitchen 10' 2" (max) x 9' 7" (max) (3.10m x 2.92m)

Double glazed window to the rear, radiator, range of base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, electric cooker point and cooker hood above, complimentary tiling to the walls and double glazed door to the rear garden.

First Floor Landing

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

Bedroom One 14' 7" (into bay) x 10' 0" (max) (4.44m x 3.05m)

Double glazed bay window to the front and radiator.

Bedroom Two 13' 5" x 10' 11" (max) (4.09m x 3.32m)

Double glazed window to the rear providing pleasant outlook over rear garden. Radiator.

Bedroom Three 8' 4" x 6' 8" (2.54m x 2.03m)

Double glazed window to the front and radiator.

Bathroom 9' 4" (max) x 5' 6" (max) (2.84m x 1.68m)

Double glazed window to the rear, radiator, built in storage cupboard housing the central heating boiler, and suite comprising :- Bath, wash handbasin, wc, and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

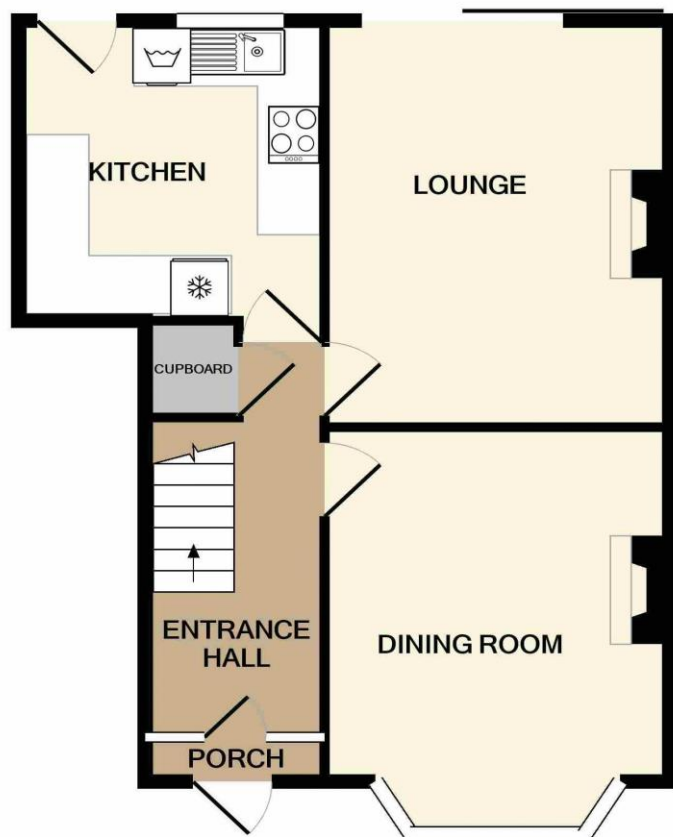
Pleasant good sized rear garden with patio, ornamental garden pond, shaped lawn, shrub border and further patio area to the rear.

Tenure

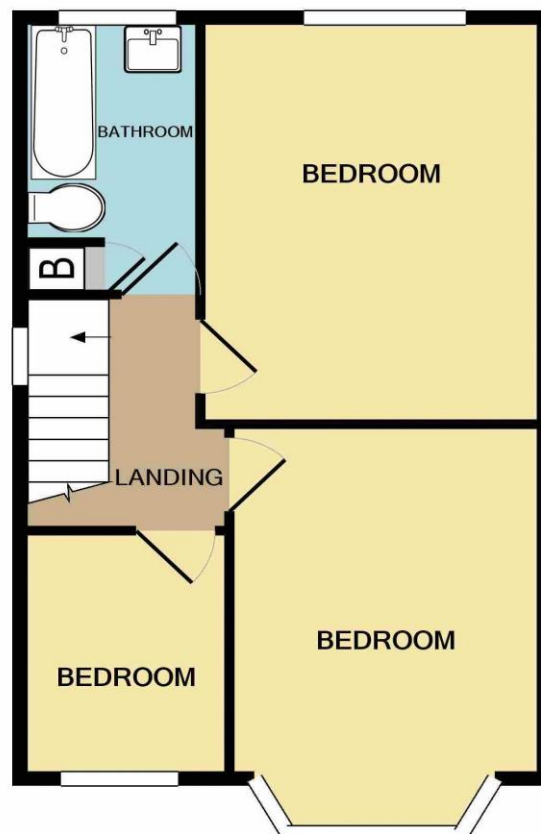
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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 guarantee as to their operability or efficiency can be given
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