



humberstones
homes

99 UPPER MEADOW ROAD, QUINTON, BIRMINGHAM, B32 1NR
£210,000





LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops, schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. The property can be located travelling along Ridgacre Road from the agents office and at the traffic lights turn right into Ridgacre Lane, continue along her turning left into Upper Meadow Road where the property can be found on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a fantastic opportunity to acquire a three bedroom semi detached home which has the benefit of a two storey rear extension, which has created an enlarged kitchen and lounge and it now boasts three double bedrooms. Requiring some updating and improvement the property is set in a sought after road and has no upward chain. The accommodation briefly comprises on the ground floor of entrance hall, lounge opening into dining room and kitchen. At first floor level there is a landing, three double bedrooms and bathroom. Externally to the front there is off road parking, and to the rear there is a large lawned garden, with garage to the far end accessed from a gated service road beyond. The property benefits from gas central heating. EPC Rating: D

Entrance Vestibule with part glazed door to Entrance Hall

Entrance Hall

Having under stairs store, single panel radiator, stairs to first floor landing, ceiling light point and doors to lounge and kitchen.

Lounge/Diner 29' 2" (8.88m)

Lounge Area 16' 0"max x 10' 0"max (4.87m x 3.05m)

Rear Facing - Having feature fireplace with electric fire, patio door to rear garden, double panel radiator, ceiling light point and folding doors to dining area.

Dining Area 12' 0"max x 10' 0"max (3.65m x 3.05m)

Rear Facing - Having single panel radiator and ceiling light point.

Kitchen 13' 0" x 6' 5" (3.96m x 1.95m)

Rear Facing - Fitted with range of wall and base units with worksurfaces over, inset sink unit, space for cooker, plumbing for washing machine, double panel radiator, wall mounted gas central heating boiler, ceiling light point and door to side veranda.

Side Veranda 16' 1"max x 4' 3"max (4.90m x 1.29m)



Having doors to front and rear, understairs store and wall light point.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

Bedroom One 12' 4"max x 10' 0" (3.76m x 3.05m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 12' 7" x 10' 0" (3.83m x 3.05m)

Rear Facing - Having single panel radiator and ceiling light point.

Bedroom Three 12' 10" x 6' 9" (3.91m x 2.06m)

Rear Facing - Having single panel radiator and ceiling light point.

Bathroom

Front Facing - Fitted with suite comprising, paneled bath with electric shower over, low level wc, pedestal wash hand basin, double panel radiator and ceiling light point.

Frontage

Having off road parking for more than one vehicle and access to the side veranda.

Rear Garden

Large garden with open aspect, having patio area the remainder being predominantly laid to lawn with mature borders. To the far end there is a garage (not inspected) accessed from a gated service road beyond (not inspected for accessibility).

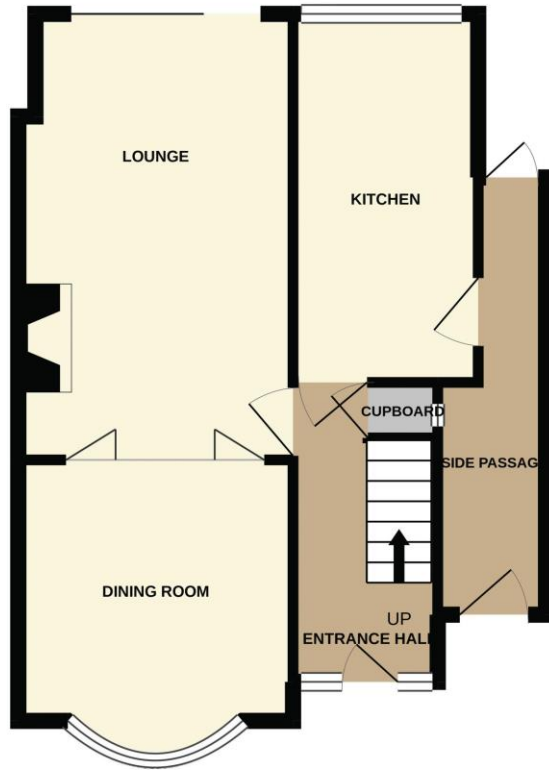
Tenure

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.

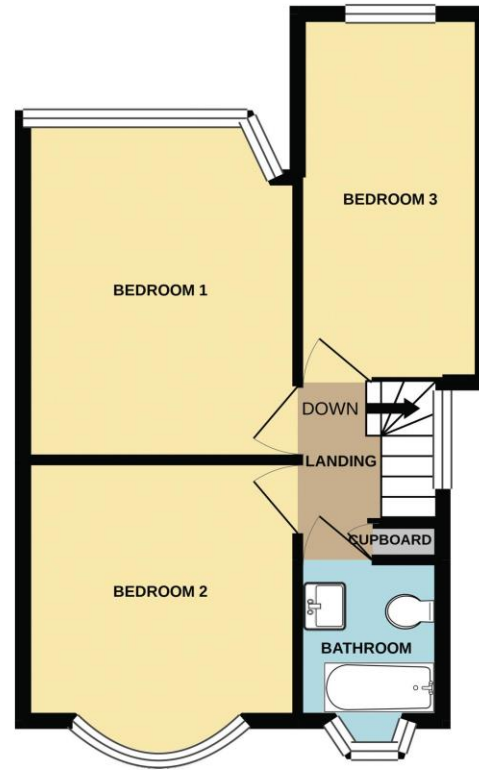
Property Related Services

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 £240 per transaction.

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.
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	82

England, Scotland & Wales EU Directive 2002/91/EC

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



