







#### LOCATION

The property occupies a pleasant position upon this popular development and is handy for local shopping facilities (including large Asda and Tesco stores), schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre, M5 Motorway (J3) and further to the surrounding areas. The property can be located turning off Spies Lane into Ridgacre Road West and first right into Meadow Road. At the T junction turn right into Chichester Drive and the property is then situated a distance along on the left hand side.

#### DESCRIPTION

Situated upon this very popular development, most convenient for local amenities, Superbly presented, spacious and extended 3 bedroomed end terrace family home with drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), fitted kitchen, spacious extended lounge with dining area and sun lounge. First floor provides 3 bedrooms, bathroom and separate wc. There is an integral garage and pleasant low maintenance rear garden. Double glazed and gas radiator heating. EPC rating D.

#### Porch

Door to Garage and further door leads to :-

#### Entrance Hall

Radiator, staircase rising to the first floor, laminated style floor, and doors off to :-

#### Downstairs WC.

Low level flush WC, laminated style floor, and complimentary tiling to the walls.

#### Fitted Kitchen 12' 0" x 7' 8" (3.65m x 2.34m)

Double glazed bow window to the front, base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, breakfast bar and complimentary tiling to the walls.

#### Extended Lounge/Dining Area 19' 6"(max overall) x 18' 11"(max overall) (5.94m x 5.76m)

Comprising :-

#### Lounge Area 18' 11"(max) x 10' 10" (5.76m x 3.30m)

Laminated style floor, radiator, double doors to Sun Lounge and opening through to :-

#### Dining Area 9' 4" x 7' 1" (2.84m x 2.16m)

Skylight, laminated style floor and double glazed double opening doors onto the rear garden.

#### Sun Lounge 7' 8" x 7' 2" (2.34m x 2.18m)

Skylight, and double glazed double opening doors onto the rear garden.

#### First Floor Landing

Loft access and doors off to all First Floor Accommodation.

#### Bedroom One 14' 10" x 8' 11"(to back of wardrobe) (4.52m x 2.72m)

Double glazed window to the rear, radiator, laminated style floor, and fitted wardrobes with hanging rail, storage and fitted dressing table with drawers.

#### Bedroom Two 11' 0"(max) x 10' 0"(max) (3.35m x 3.05m)

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

#### Bedroom Three 8' 3"(max) x 8' 0"(to back of wardrobe) (2.51m x 2.44m)

Currently used as a Dressing Room, with Double glazed window to the front, radiator, and fitted wardrobe with hanging rail and storage.

#### Bathroom 6' 4"(max) x 5' 11"(max) (1.93m x 1.80m)

Double glazed window to the front, radiator, and suite comprising :- Bath with shower over, wash handbasin, tiling to the walls, and ceiling spot lights.

#### Separate WC.

Double glazed window to the front, WC and tiling to the walls.

#### Front

Drive providing off road parking and leading to the Accommodation.

#### Garage 13' 2"(plus storage recess) x 7' 10"(max) (4.01m x 2.39m)

Up and over door, central heating boiler, storage recess and door to Porch.

#### Rear Garden

Pleasant low maintenance rear garden with patio, garden area, shrub borders, rear decking area 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92-100) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			
			(1-20) <b>G</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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.

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