



12 CAYNHAM ROAD, BARTLEY GREEN, BIRMINGHAM, B32 4EU

£135,000

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LOCATION

The property can be found on the outskirts of Birmingham in the residential area of Bartley Green/Kitwell Estate. It gives excellent access to local amenities, including local shops and businesses, schools and bus routes. The property can be found by turning off Field Lane into Hayley Green Road which leads into Caynham Road where the property can be found as indicated by the agent's For Sale board.

DESCRIPTION

Spacious end terraced home with no upward chain. The property has just been refurbished with brand new kitchen and bathroom and is fitted to a good standard throughout, and ready to move into or rent out straight away. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, lounge/diner, kitchen, utility room and downstairs wc. At first floor level there is a landing, two double bedrooms and bathroom. Externally to the front there is off road parking and low maintenance frontage. The property benefits from UPVC double glazing and gas central heating (combi boiler). We understand the property is of non-standard construction - Cash buyers & 50-60% LTV mortgages only (Selected Lenders). EPC Rating: D

Part upvc door leads to Entrance Porch

Entrance Porch

Having upvc door to entrance hall

Entrance Hall

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

Lounge/Diner 20' 9"max x 12' 0"max (6.32m x 3.65m)

Dual Aspect - 'L' shaped, Having feature fire surround, two single panel radiators and two ceiling light points.

Kitchen 10' 7" x 8' 9" (3.22m x 2.66m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, inset sink unit, built in electric oven with gas hob over and chimney canopy above, integrated fridge freezer, vinyl flooring, concealed wall mounted combination gas central boiler, ceiling light point and door to utility room.

Utility Room 11' 5"max x 7' 5"average (3.48m x 2.26m)

Front Facing - Having wall and base unit with work surface over, space for appliances, single panel radiator, recessed ceiling lights and doors to front, rear and downstairs wc.

Downstairs WC

Rear Facing - Having wc, sink unit, vinyl flooring, ceiling light point and extractor.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom and ceiling light point.

Bedroom One 14' 8" x 9' 0" (4.47m x 2.74m)

Front Facing - Having built in wardrobe, single panel radiator and ceiling light point.

Bedroom Two 11' 7"max x 10' 7" (3.53m x 3.22m)

Rear Facing - Having built in wardrobe, single panel radiator, ceiling light point and access to loft space.

Family Bathroom 7' 7" x 5' 6" (2.31m x 1.68m)

Rear Facing - Fitted with suite comprising, paneled bath with mixer shower over and screen, wash hand basin, low flush wc, part tiling to walls, heated towel rail, extractor and ceiling light point.

Frontage

Having low maintenance frontage and off road parking.

Rear Garden

Having paved patio the remainder being predominantly laid to lawn.

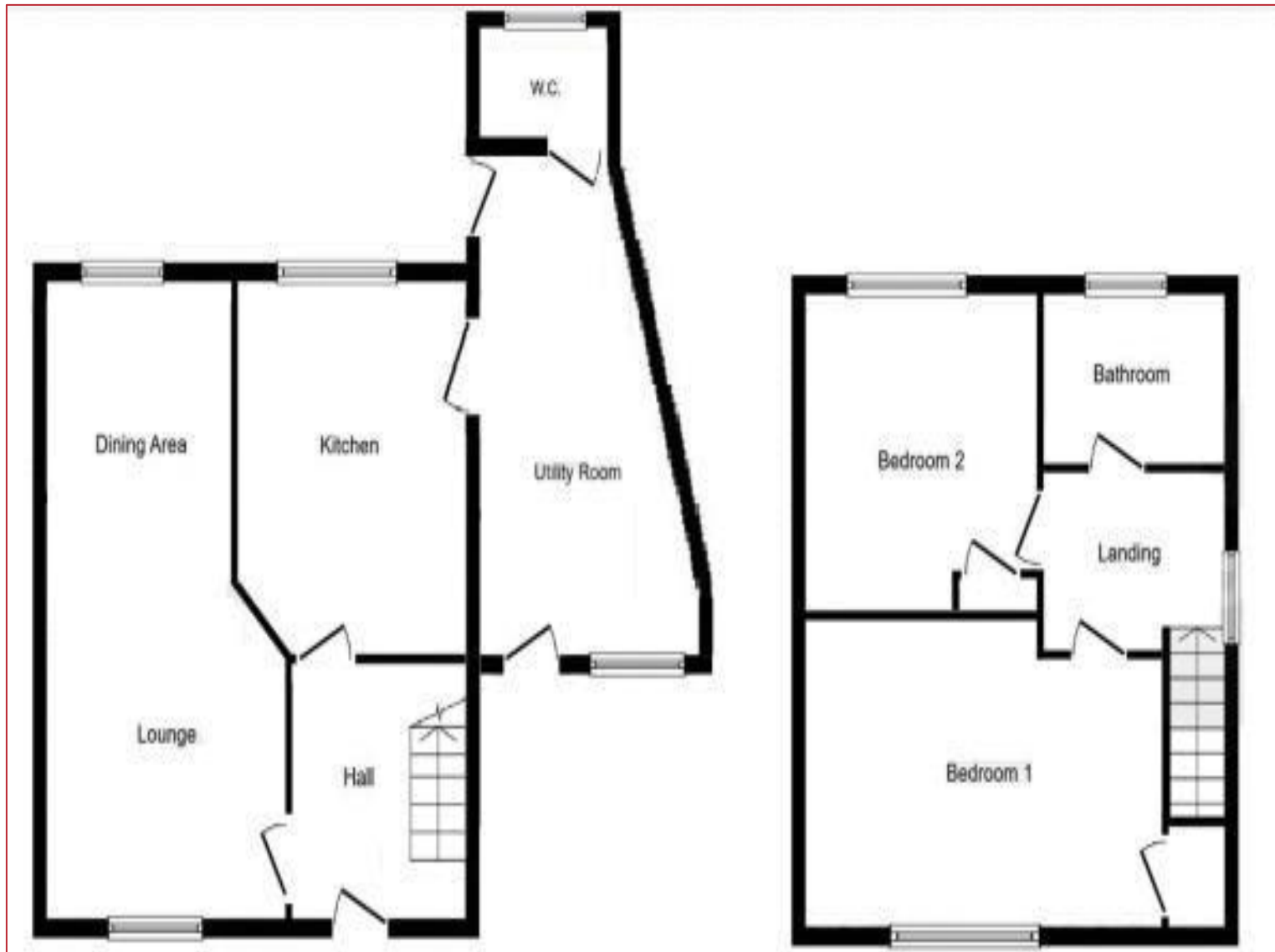
Tenure

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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.

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