



humberstones
homes

41 BARN PIECE, QUINTON, BIRMINGHAM, B32 1RD
£175,000





LOCATION

The property occupies a pleasant cul-de-sac position within this convenient 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 turning off Highfield Lane into Barn Piece and is then situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

Offered for sale is this very well presented, spacious and extended 3 bed roomed end terrace home occupying a cul-de-sac position with pleasant outlook to the front. The property briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), spacious lounge, separate dining room and extended kitchen. First Floor provides 3 bedrooms and shower room. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating C.

Porch

Front door leads to :-

Entrance Hall

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

Downstairs WC

Wash handbasin, wc and tiling to the walls.

Lounge 16' 1" x 9' 10" (4.90m x 2.99m)

Double glazed window to the front providing pleasant outlook, radiator and attractive feature fire surround with hearth.

Dining Room 16' 0" x 9' 1" (4.87m x 2.77m)

Double glazed window to the rear, radiator and door leads through to :-

Kitchen 14' 4" x 7' 0" (4.37m x 2.13m)

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



First Floor Landing

Loft access, built in storage cupboard housing the central heating boiler and doors off to all First Floor Accommodation.

Bedroom One 12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window to the front providing pleasant outlook. Radiator.

Bedroom Two 13' 0"(max) x 9' 8"(into recess) (3.96m x 2.94m)

Double glazed window to the rear and radiator.

Bedroom Three 9' 11" x 6' 9" (3.02m x 2.06m)

Double glazed window to the rear and radiator.

Shower Room 6' 3" x 6' 2" (1.90m x 1.88m)

Double glazed window to the rear, heated towel rail, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Front

Foregarden leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, shrubbed border and rear access gate.

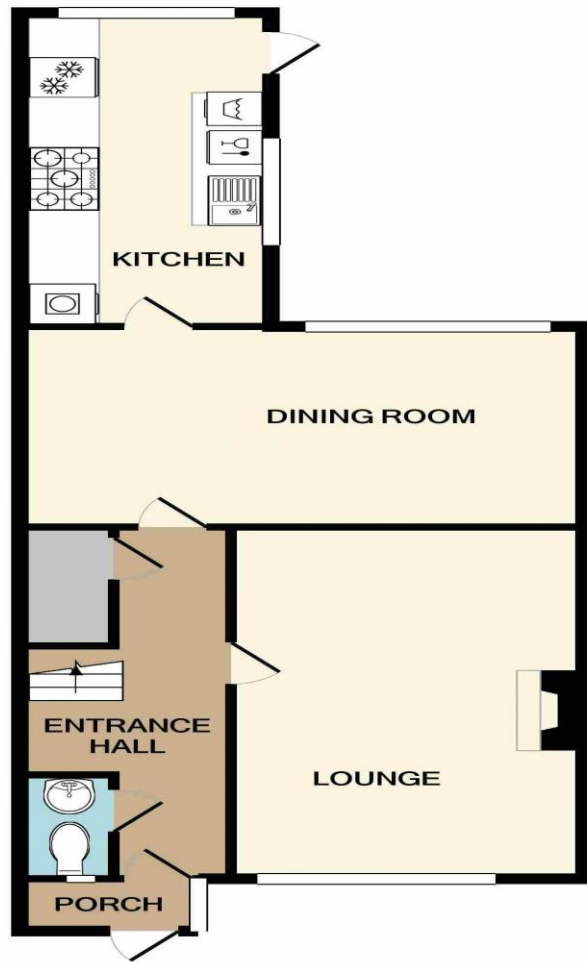
Tenure

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.

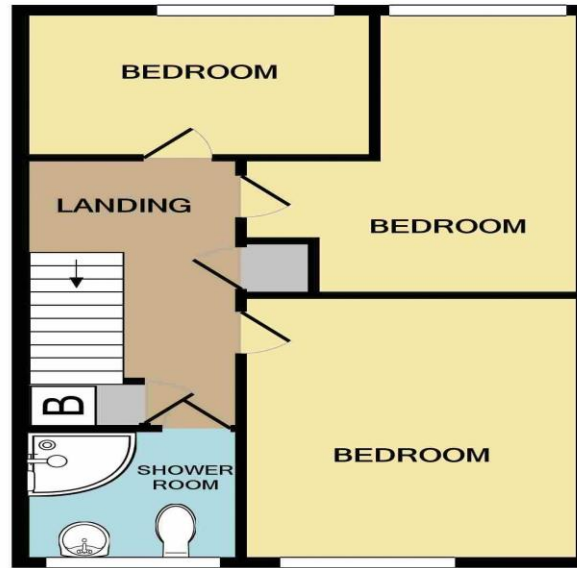
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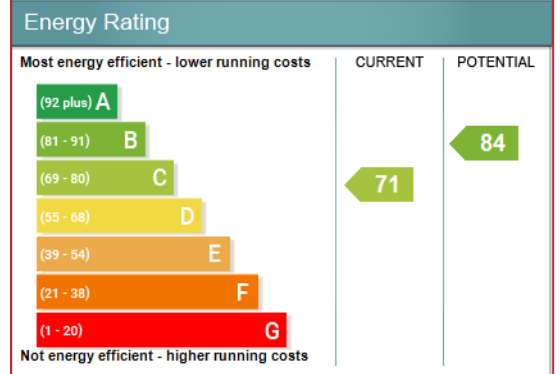


GROUND FLOOR



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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