



54 SWINDON ROAD, EDGBASTON, BIRMINGHAM, B17 8JL

£149,950

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LOCATION

The property is conveniently situated within this popular neighbourhood and is handy for local amenities, facilities and school, 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 Portland Road into Ridgeway, turn 2nd right into Swindon Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a well presented, spacious 2 bedroomed mid terrace home, conveniently situated for gaining access into Birmingham City Centre, offering the following accommodation:- On the ground floor is an entrance hall, dining area with sliding door to lounge, inner hall, re-fitted kitchen (having integral oven/hob and dishwasher), and rear store/utility. First floor provides 2 double bedrooms and bathroom. Outside is a pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating E.

Entrance Hall

Radiator, and door leads to :-

Dining Area 13' 8"(into bay) x 8' 11"(max) (4.16m x 2.72m)

Double glazed bay window to the front, radiator, tiled fireplace with hearth, sliding door leads to :-

Lounge Area 12' 3"(max) x 12' 1"(max) (3.73m x 3.68m)

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

Inner Hall

Staircase rising to the first floor, useful understair storage cupboard, and door leads to :-

Re-Fitted Kitchen 10' 2" x 7' 0" (3.10m x 2.13m)

Double glazed window to the side, radiator, base and wall mounted units, rolled top work surface areas, single drainer sink with mixer tap, integral oven and microwave, 4 ring gas hob and cooker hood above, integrated dishwasher, concealed central heating boiler, complimentary tiling to the walls, and doorway through to :-

Utility/Store Room 6' 0" x 4' 3" (1.83m x 1.29m)

Double glazed window to the side, and double glazed door to the side providing access to the rear garden.

First Floor Landing

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

Bedroom One 12' 1"(max) x 11' 5" (3.68m x 3.48m)

Double glazed window to the front, and radiator.

Bedroom Two 12' 3" x 9' 1"(max) (3.73m x 2.77m)

Double glazed window to the rear. Radiator.

Bathroom 10' 0"(max) x 6' 11"(max) (3.05m x 2.11m)

Double glazed window to the rear, heated towel rail and attractive white suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, tiling to the walls and built in storage cupboard.

Outside

Front

Small foregarden with pathway leading to the accommodation.

Rear Garden

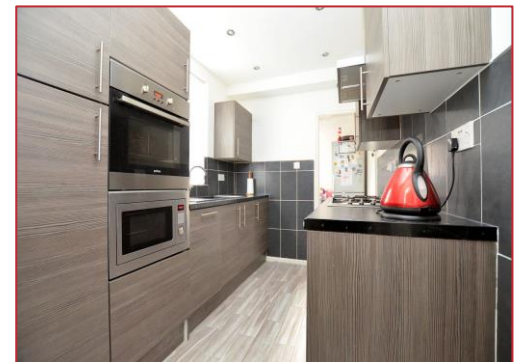
Pleasant rear garden with slab patio, lawn area and pathway.

Property Related Services

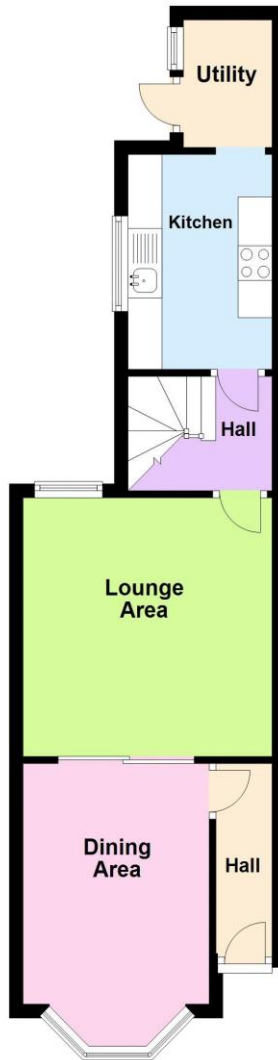
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Tenure

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.



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		88
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		

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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