



humberstones
homes

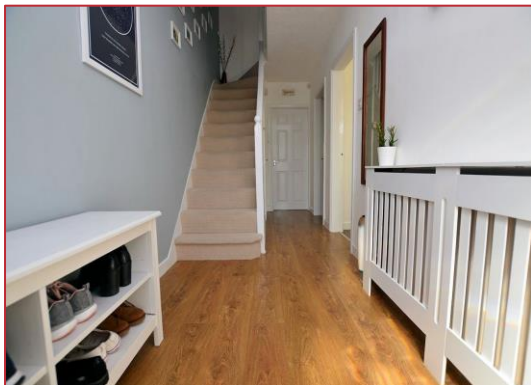
5 AUBREY ROAD
£255,000

, QUINTON

, BIRMINGHAM

, B32 2BB





LOCATION

The property occupies a pleasant position within this popular, sought after location on the Quinton/Harborne border and is handy for local amenities, facilities, and schools, whilst Harborne Town Centre is just a short distance away, and the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Wolverhampton Road South into Aubrey 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 very well presented, spacious and extended and 3 bedroomed mid terrace family home set within this popular, sought after neighbourhood on Quinton/Harborne border. Set back behind a drive providing off road parking and comprising the following accommodation :- On the ground floor is an entrance hall (with downstairs WC off), spacious extended lounge with dining area, separate sitting room and extended, fitted kitchen (with integral oven/hob and integrated fridge/freezer, dishwasher, washing machine and microwave). First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant rear garden. DG & GCH. VIEWING ESSENTIAL. EPC rating D.

Entrance Hall

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

Downstairs WC

With wash handbasin and WC.

Sitting Room 14' 10"(into bay) x 10' 5"(max) (4.52m x 3.17m)

Double glazed bay window to the front, radiator, and attractive traditional style feature fireplace with tiled hearth and inset.

Extended Lounge/Dining Area 20' 11"(max overall) x 10' 4"(max) (6.37m x 3.15m)

2 Radiators, wall mounted electric fire, double glazed sliding patio door onto the rear garden and further door leads through to :-

Fitted Kitchen 15' 9"(max overall) x 5' 8" (4.80m x 1.73m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface areas, display cabinet, one ad a half bowl single drainer sink with mixer tap, integral oven, 5 ring gas hob and cooker hood above, integrated fridge/freezer, dishwasher, washing machine and microwave, complimentary tiling to the walls, double glazed door to the rear garden and return door to the hall.

First Floor Landing

Loft access (pull down ladder to boarded loft), doors off from the Hall to all First Floor Accommodation.

Bedroom One 15' 4"(into bay) x 10' 6"(max) (4.67m x 3.20m)

Double glazed bay window to the front, radiator, and picture rail.

Bedroom Two 13' 3"(max) x 10' 6"(max) (4.04m x 3.20m)

Double glazed window to the rear, radiator. Picture rail.

Bedroom Three 9' 5" x 6' 0"(max) (2.87m x 1.83m)

Double glazed window to the front, radiator, and fitted storage cupboard housing the central heating boiler.

Re-Fitted Bathroom 8' 2" x 5' 10" (2.49m x 1.78m)

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

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

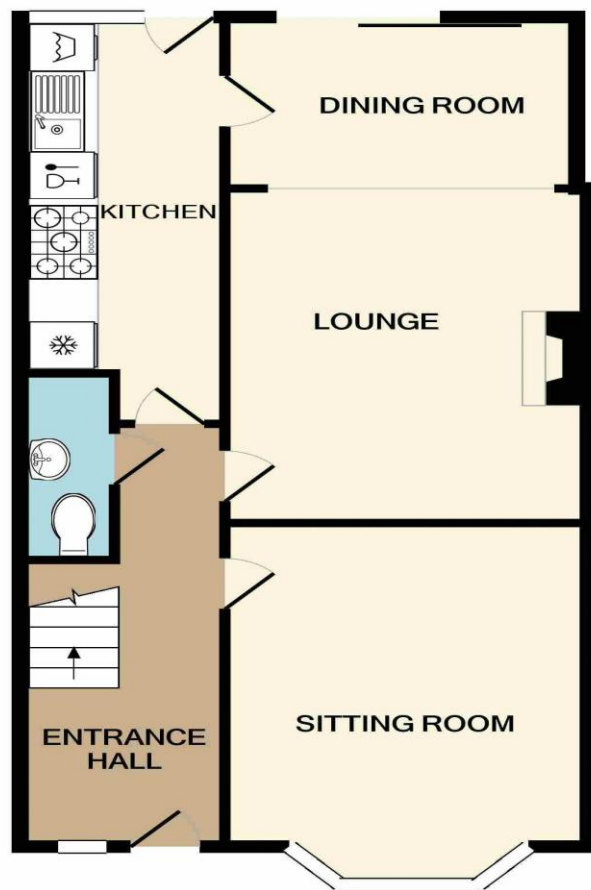
Pleasant rear garden with patio, lawn area, pathway and rear access gate.

Property Related Services

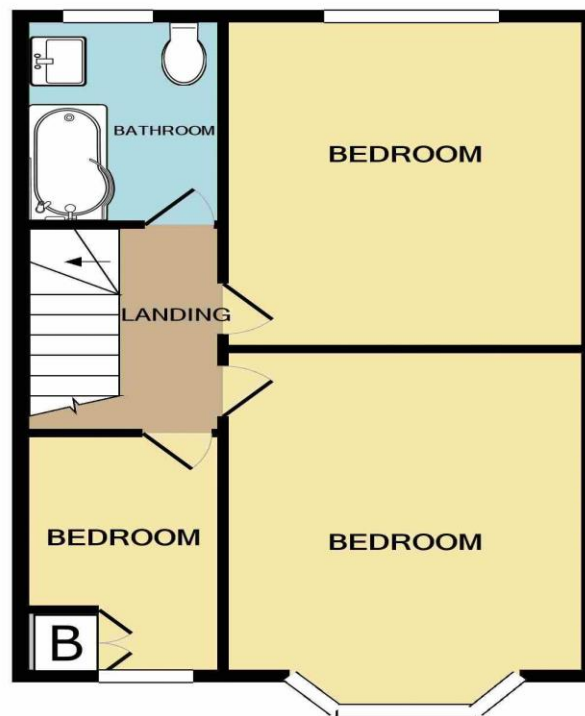
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

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



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
Made with Metropix ©2019

