



humberstones
homes

67 CROFTDOWN ROAD, HARBORNE, BIRMINGHAM, B17 8RE
£1,250,000





Main House

Porch

Front door to :-

Entrance Hall 13' 1" x 11' 0" (max) (3.98m x 3.35m)

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

Extended Lounge 22' 1" (max) x 19' 0" (max) (6.73m x 5.79m)

2 Double glazed windows to the rear, 2 radiators, double glazed double opening doors to the rear garden and further door leads through to :-

Downstairs WC 6' 2" x 3' 2" (1.88m x 0.96m)

Double glazed window to the side, WC and wash handbasin.

Sitting Room 16' 2" (into bay) x 10' 10" (4.92m x 3.30m)

Double glazed bay window to the front, radiator, and attractive feature fireplace with hearth housing inset coal effect fire.

Dining Room 17' 4" (into bay) x 10' 0" (5.28m x 3.05m)

Double glazed bay window to the front. Radiator.

Extended and Fitted Family Kitchen 21' 5" (max) x 17' 8" (max) (6.52m x 5.38m)

Double glazed window to the rear, radiator, fine range of quality base and wall mounted units, work surface areas, single drainer sink with ornate mixer tap, gas cooker point and cooker hood above, integrated dishwasher, ceiling spot lights, built in store/pantry and door to the Garage.

First Floor Landing

Staircase rising to the second floor, and doors off to :-

Bedroom One 15' 0" (max) x 11' 11" (to back of wardrobe) (4.57m x 3.63m)

2 Double glazed windows to the rear, radiator, and fitted wardrobes with hanging rails and storage.

Bedroom Two 16' 8" (into bay) x 11' 0" (5.08m x 3.35m)

Double glazed bay window to the front, and radiator.

Bedroom Three 10' 2" (plus recess) x 10' 0" (3.10m x 3.05m)

Double glazed window to the front, radiator, fitted wardrobe and door leads through to :- WC en-suite 5' 4" x 3' 0" (1.62m x 0.91m)

Low level flush WC, wash handbasin and complimentary tiling to the walls.

Family Bathroom 7' 11" x 6' 10" (max) (2.41m x 2.08m)

Double glazed window to the rear, heated towel rail and suite comprising :- 'Jacuzzi' style bath, low level flush wc, wash handbasin, and tiling to the walls.

Shower Room 8' 2" x 7' 3" (2.49m x 2.21m)

2 Double glazed windows to the front, heated towel rail and suite comprising :- Low level flush WC, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Second Floor Landing

Doors off to all Second Floor Accommodation :-

Bedroom Four 16' 5" (max) x 15' 5" (max) (5.00m x 4.70m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator, and range of fitted furniture with storage cupboards and drawers.

Bedroom Five 13' 9" (max) x 13' 7" (plus recess) (4.19m x 4.14m)

Double glazed window to the rear, radiator, and storage recess.

Shower Room 9' 3" (max) x 7' 0" (max) (2.82m x 2.13m)

Double glazed window to the rear, radiator, and suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Side Annex

Entrance Hall

Staircase rising to the first floor.

Lounge Area 20' 8" (max overall) x 10' 10" (max)

Double glazed window to the front, radiator, and doors off to Bedroom, Shower Room and further to :-

Kitchen 10' 4" x 8' 8"

Double glazed window to the rear, radiator, base unit, work surface area, and single drainer sink with mixer tap,

Double Bedroom 10' 10" x 9' 0"

Double glazed window to the rear. Radiator.

Shower Room 8' 1" x 4' 2"

Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Outside

Front

In/Out drive at the front providing off road parking for several vehicles and leading to the accommodation.

Large Garage 40' 8" (max overall) x 12' 10" (max)

Electric up and over door, radiator, and utility area at the rear of the Garage with single drainer sink, central heating boiler, sliding patio door onto the rear garden and further door leads to :-

WC

Double glazed window to the rear, WC and wash handbasin.

Rear Garden

Pleasant good sized rear garden with patio, lawn, pathway, shrubbed area, and further garden area at the rear.

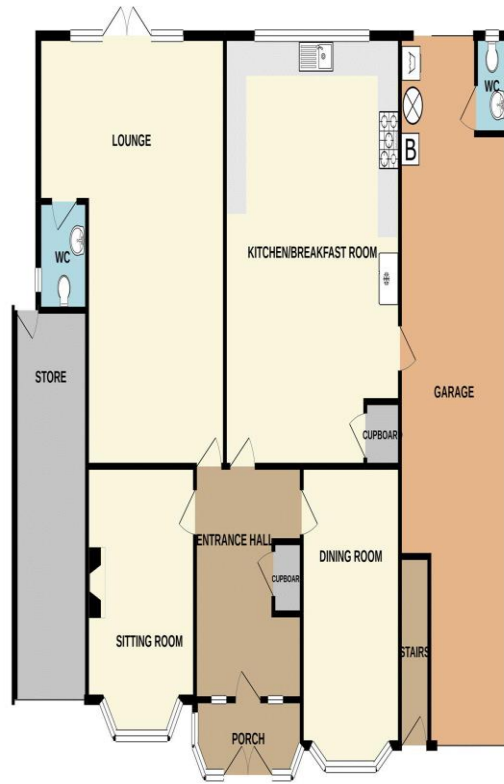
Tenure

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.

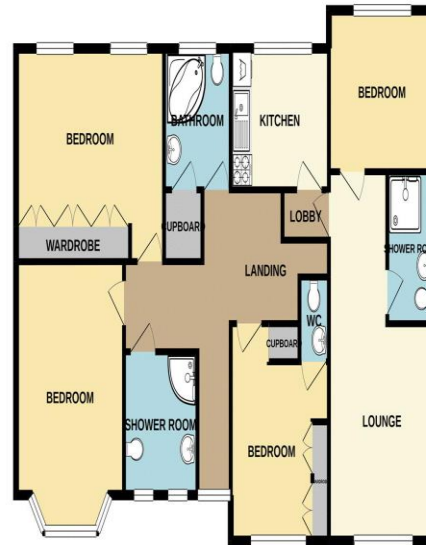
Property Related Services

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Rating

Most energy efficient - lower running costs

CURRENT POTENTIAL

(92 plus) **A**

(81 - 91) **B**

(69 - 80) **C**

(55 - 68) **D**

(39 - 54) **E**

(21 - 38) **F**

(1 - 20) **G**

74

44

Not energy efficient - higher running costs



