

ENGLANDS



10 Hernehurst

Quinton, Birmingham, B32 1RP

£195,000





PROPERTY DESCRIPTION

An end of terrace property requiring some general modernisation and improvement having two bedrooms, bathroom/WC, dual aspect reception room, kitchen, side area/utility and rear garden as well as a garage and off road parking. Central heating and double glazing as specified.

The property itself is located on Hernehurst, in turn leading off Warple Lane which is situated between Quinton Road West and Ridgacre Lane. It is close to regular bus services on Ridgacre Lane and within easy reach of local shops. It is readily accessible to the Queen Elizabeth Medical Centre and University of Birmingham, as well as excellent amenities around Harborne High Street, the M5 motorway network via Hagley Road West. Also further transport services leading through to comprehensive City Centre leisure, entertainment and shopping facilities.

There is also potential to extend (subject to planning).

The accommodation which can only be fully appreciated by an internal inspection comprises in more detail:





The property is set back from the road by a grass fore garden, slated area and pathways leading up to UPVC entrance door opening into hallway. There is also a driveway providing parking and garage.

HALLWAY

Having ceiling light point, radiator, cupboard housing electric and gas meters, stairs leading to first floor accommodation with additional space underneath.

RECEPTION ROOM

3.50m max x 3.49m max (11'5" max x 11'5" max)

Dual aspect. Having two ceiling light points, two radiators, coving to ceiling, wall mounted gas heater, double glazed window overlooking front, part vinyl flooring and double glazed sliding door leading to garden.

KITCHEN

2.55m max x 2.74m max (8'4" max x 8'11" max)

Having a range of wall and base units with roll worktop over, single bowl sink drainer, double glazed window overlooking garden. Further space for appliances, plumbing for washing machine, ceiling strip lighting and wooden style flooring.

SIDE AREA/UTILITY

Door leading to brick built side area/utility having paved flooring and strip wall lighting and leads to additional storage area. Doors leading to front elevation and garden.

Stairs rising to first floor accommodation.

LANDING

Having ceiling light point, double glazed window, loft hatch and built in storage cupboard.

BEDROOM ONE FRONT

4.44m max x 3.02m max (14'6" max x 9'10" max)

Having ceiling light point, three double glazed windows, radiator and built-in storage cupboard.

BEDROOM TWO REAR

3.49m max x 3.52m max (11'5" max x 11'6" max)

Having ceiling light point, built-in storage cupboard, double glazed window overlooking garden and "Vaillant" wall mounted boiler.

BATHROOM

2.45m max x 1.64m max (8'0" max x 5'4" max)

Having ceiling light point, panelled bathtub with mixer tap over, wall mounted towel rail radiator and two double glazed windows overlooking garden. Hand wash basin with mixer tap over with storage below, extractor fan, low flush WC, fully tiled shower cubicle with wall mounted showerhead. Vinyl flooring and fully tiled walls.

OUTSIDE

REAR GARDEN

Having paved patio area with steps leading to lawn. Further steps leading to additional garden space including apple tree. Fence and shrub panels.

ADDITIONAL INFORMATION

Council Tax Band: B

Tenure: Freehold



ENGLANDS





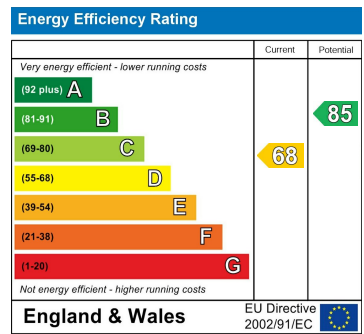
ENGLANDS



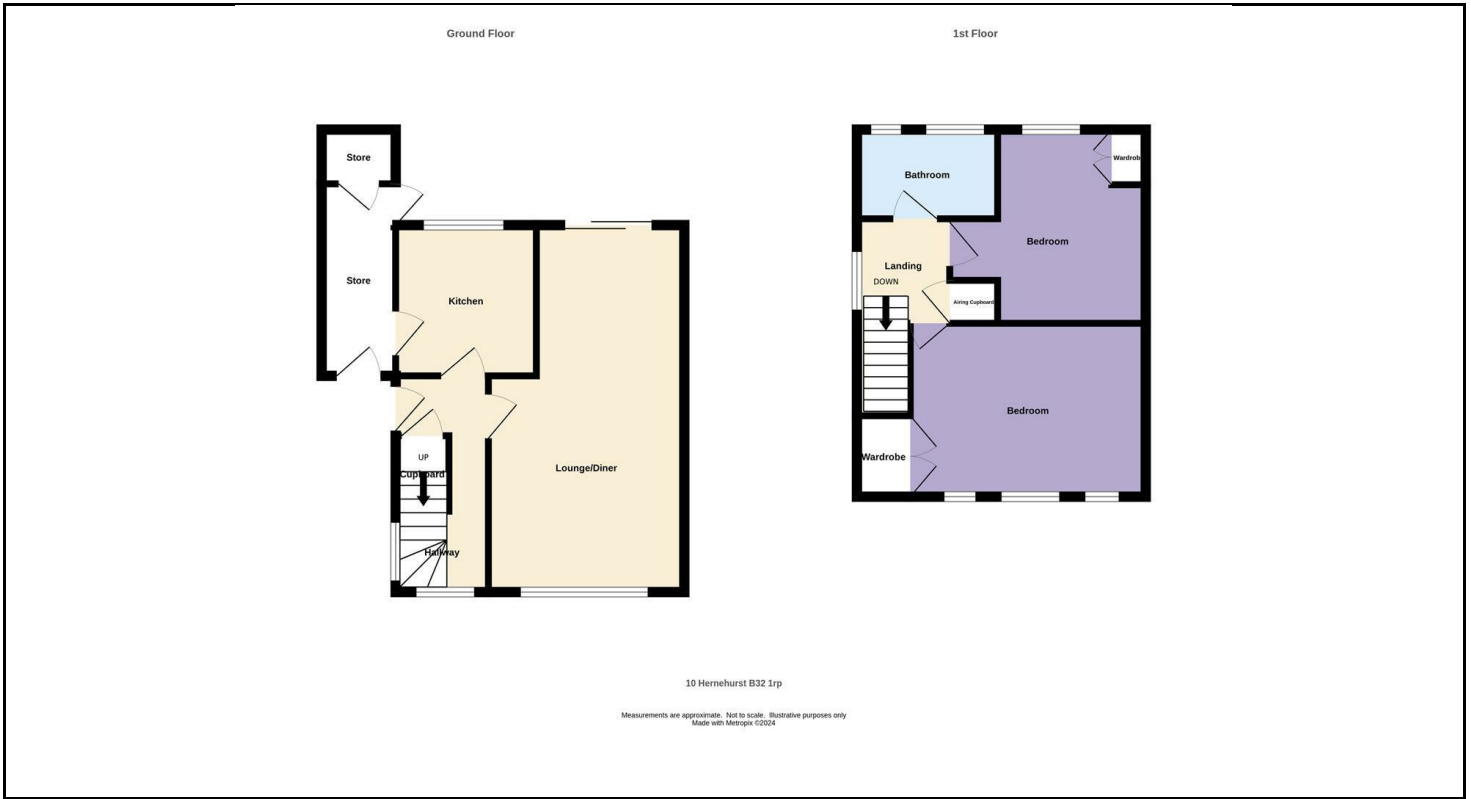
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



We now have an **in-house Mortgage Adviser** with access to the whole of the market, offering exclusive rates and discounted fees for our clients here at Englands. We do find it can help a purchase if you have a mortgage agreed in principle when you make an offer. Please feel free to contact Ryan by calling **07792 686821** or email rchan@ccfpl.co.uk for any mortgage advice or just to pick his brains.

DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.