



Hembs Crescent, BIRMINGHAM B43 5DG

welcome to

Hembs Crescent, BIRMINGHAM

Three-bedroom detached house on Hembs Crescent, Great Barr, with driveway, side garage, front and rear gardens, two reception rooms, kitchen, utility, sun room, downstairs WC, and family bathroom. In need of modernisation.

Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Agent Note

Council Tax Band D

Approach

Driveway

Entrance Hall

Double glazed door to the front of the property, radiator

Lounge

12' 8" Plus Bay x 10' 4" (3.86m Plus Bay x 3.15m)
Double glazed bay window to the front of the property, radiator

Dining Room

12' 10" x 9' 4" (3.91m x 2.84m)
Double glazed door to the conservatory, double glazed window, radiator

Guest Wc

Double glazed window to the rear of the property, WC, hand wash basin, radiator

Kitchen

9' 2" x 6' 10" (2.79m x 2.08m)
Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, integrated hob, stainless steel sink and drain, wall mounted boiler.

Utility Room

8' 6" x 8' 4" Plus Recess (2.59m x 2.54m Plus Recess)
Plumbing for washing machine, radiator





Conservatory

Double glazed door to garden, double glazed windows

Landing

Double glazed window to the side of the property, loft access

Bedroom One

12' 3" x 8' 7" upto wardrobe (3.73m x 2.62m upto wardrobe)

Double glazed window to the front of the property, fitted wardrobes, radiator

Bedroom Two

12' 10" x 9' 3" (3.91m x 2.82m)

Double glazed window to the rear of the property, fitted wardrobes, radiator

Bedroom Three

7' 10" x 5' 11" (2.39m x 1.80m)

Double glazed window to the front of the property, radiator

Bathroom

Bath with over shower, hand wash basin

Seperate Wc

WC, double glazed window to the side of the property.

Rear Garden

Patio and lawn area, shrubs and plants, greenhouse included

Garage

14' 1" x 8' 8" (4.29m x 2.64m)

Ceiling light point



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welcome to

Hembs Crescent, BIRMINGHAM

- THREE BEDROOM DETACHED HOUSE
- POPULAR LOCATION IN GREAT BARR
- DOWNSTAIRS GUEST WC
- FRONT AND REAR GARDEN
- KITCHEN / SEPARATE UTILITY

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GRB112046 - 0005

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