



humberstones  
homes



43 PINWOOD DRIVE, BARTLEY GREEN, BIRMINGHAM, B32 4LF

£200,000









THE PROPERTY

OFFERED WITH NO UPWARD CHAIN, This is a spacious family home, requiring some updating but offering good potential. Explore this property with our 360 degree virtual tour. Currently a 2 bed home (originally 3 bed and could easily be turned back into a 3 bed), situated upon this popular development there is a good range of shops and amenities nearby, whilst Newman College, Q.E Hospital and Birmingham City Centre are easily accessible. The property is set back from the road behind a lawn/shrub foregarden and pathway leads to the following accommodation :- On the ground floor is an entrance hall with stairs rising to the First Floor, door to Lounge and further door leads to : Downstairs wc, with a wash handbasin and wc. The spacious lounge has a window to the front and sliding door to : Dining kitchen having base units, work surface area, dining area and sliding patio door opening onto the rear garden. First Floor provides a landing, 2 double bedrooms (Bed 1 and 3 currently knocked through to provide 1 large room). Bathroom with wash handbasin, bath and wc. Outside there is a pleasant rear garden having a patio, lawn area and shrubbed border. There is also a GARAGE in separate block. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating F.

Council Tax Band C

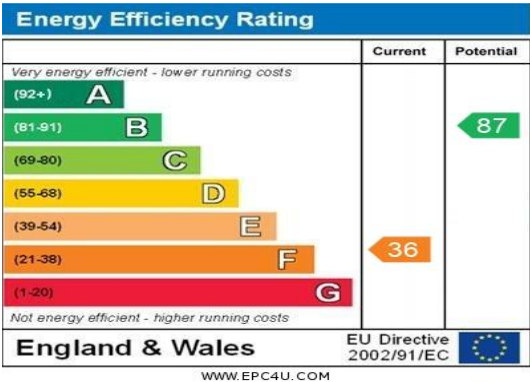
EPC Rating: F

TITLE

The agents have checked HM land registry and the official copy of register of title shows the property as being Freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

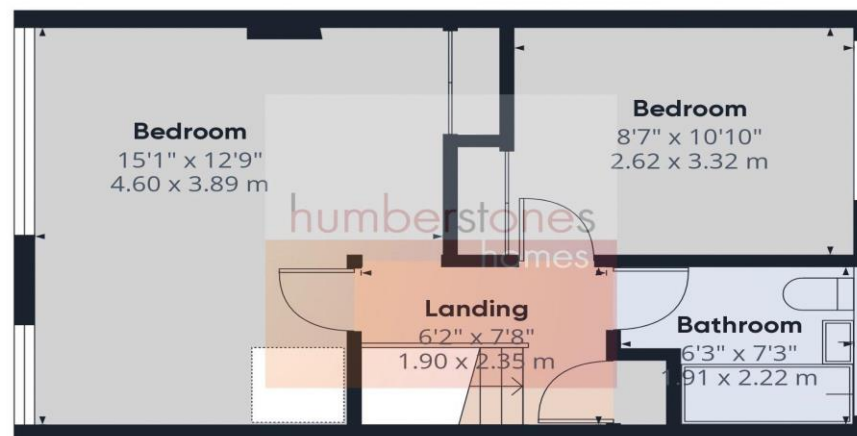
PROPERTY RELATED SERVICES

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 £240 per transaction.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

803.31 ft<sup>2</sup>  
74.63 m<sup>2</sup>

**Reduced headroom**

4.4 ft<sup>2</sup>  
0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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