



Humberstone Road, Erdington
Birmingham, Warwickshire, B24 0PS



Humberstone Road, Erdington Birmingham, Warwickshire, B24 0PS Asking Price £215,000

NEWTON FALLOWELL SUTTON COLDFIELD welcome this well presented two bedroom property to the market, perfect for a first time buyer. The property comprises of a fitted kitchen and family bathroom, lounge, two bedrooms and a landscaped garden. The property benefits from its popular location with nearby amenities, schools and transport links with just a short journey to Birmingham and other surrounding locations such as Sutton Coldfield. This great opportunity also benefits from double glazing, off road parking and central heating. Viewings are welcome and advised as this property will not be on the market for long.

Check out the 360 tour and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



KITCHEN

15'9 x 6'4 (4.80m x 1.93m)

A fitted kitchen with wall and base units, worktops, sink with drainer and mixer taps, built in oven and plumbing for a washing machine. Double glazed windows to the rear elevation and a double glazed UPVC door leading to the rear garden.

LOUNGE

13'04 x 12'09 (4.06m x 3.89m)

Double glazed windows to the front of the property, double radiator, doors to the hallway and kitchen.

LANDING

Doors to the two bedrooms and the family bathroom.

FAMILY BATHROOM

7'05 x 7'00 (2.26m x 2.13m)

A recently installed bathroom comprising of a bath and separate shower, sink and a low flush w.c. The walls are fully tiled and to the rear elevation are double glazed obscured windows.

BEDROOM ONE

15'09 x 9'03 (4.80m x 2.82m)

Double glazing to the front of the property, built in wardrobes a double radiator and a door leading to storage.

BEDROOM TWO

10'08 x 8'02 (3.25m x 2.49m)

Built in storage cupboard, radiator and double glazing to the rear elevation.

REAR GARDEN

A well presented rear garden comprising of a large lawn area with a path leading to the back of the garden. Gate giving access to the back of the property.

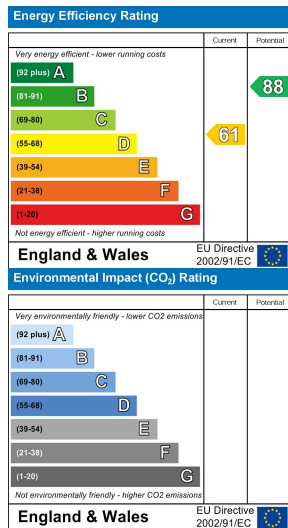
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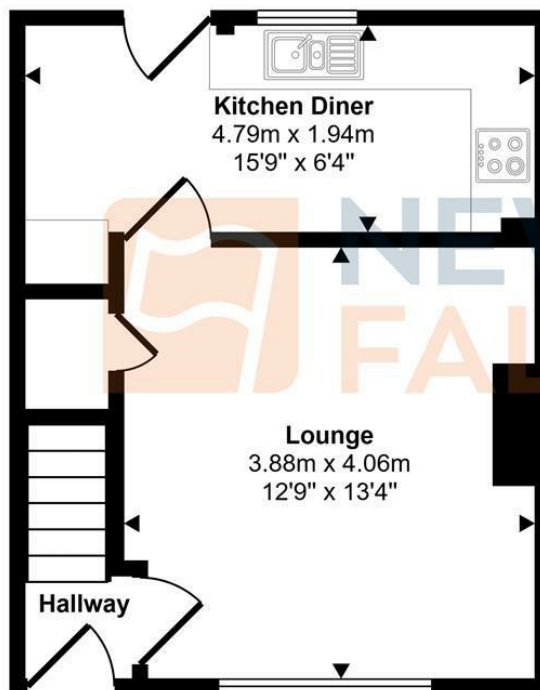
DRAFT DETAILS

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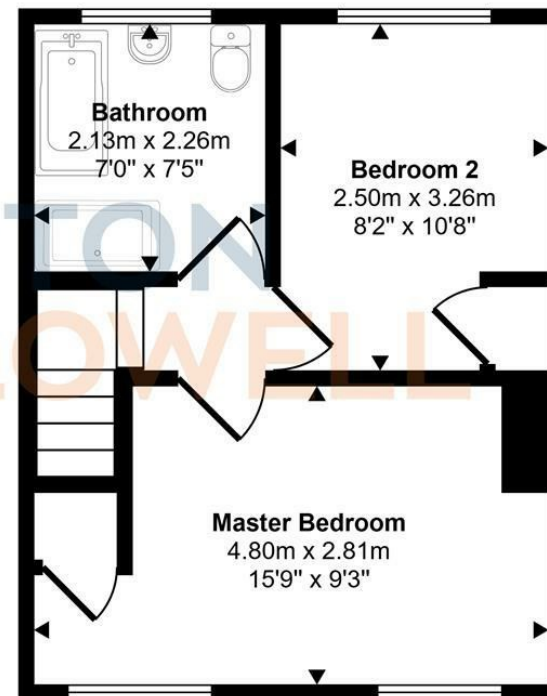




Approx Gross Internal Area
59 sq m / 639 sq ft



Ground Floor
Approx 29 sq m / 317 sq ft



First Floor
Approx 30 sq m / 321 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.