



**humberstones**  
homes

43 FLEMING ROAD, QUINTON, BIRMINGHAM, B32 1NB  
£195,000





#### DESCRIPTION

Offered with NO UPWARD CHAIN is a really good sized 3 bedroom semi detached home with large potential, situated within the popular Quinton location which is handy for local shops whilst both Q.E Hospital and Birmingham City Centre are easily accessible. The property is set back behind a foregarden which leads to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, dining kitchen and rear lean to with downstairs wc off. First floor provides 3 bedrooms and bathroom. Outside is a lovely good sized rear garden. Part double glazed and Gas central heating. Council tax band B. EPC rating D.

#### Porch

Single glazed front door leads to :-

#### Entrance Hall

Radiator, staircase rising to the first floor, understairs recess and doors off to :-

**Lounge 14' 4" x 11' 9"(max) (4.37m x 3.58m)**

Double glazed window to the front, radiator and door leads through to :-

**Dining Kitchen 20' 8"(max overall) x 9' 4"(max) (6.29m x 2.84m)**

Double glazed window to the rear, radiator, return door to the Hall, single drainer sink with cupboard below, double wall cupboard and single glazed door to :-

#### Rear Lean To

Double glazed door to the rear garden, useful store and Down WC.

#### First Floor Landing

Loft access and doors off to all First Floor Accommodation.

**Bedroom One 12' 4" x 11' 6"(plus storage cupboard) (3.76m x 3.50m)**

2 Single glazed windows to the front, radiator and built in storage cupboard.

**Bedroom Two 12' 4" x 7' 10"(plus storage cupboard) (3.76m x 2.39m)**

Single glazed window to the rear with pleasant outlook over rear garden, radiator and built in store/wardrobe

**Bedroom Three 8' 5"(max) x 8' 1"(max) (2.56m x 2.46m)**

Single glazed window to the front, radiator and built in storage cupboard.

**Bathroom 8' 0" x 5' 0" (2.44m x 1.52m)**

Single glazed window to the rear, radiator and coloured suite comprising :- Bath, wash handbasin, wc and complimentary tiling to the walls.

#### Front

Lawn foregarden with pathway leading to the accommodation.

#### Rear Garden

Lovely, pleasant rear garden with patio, lawn area and side access gate.

#### Tenure

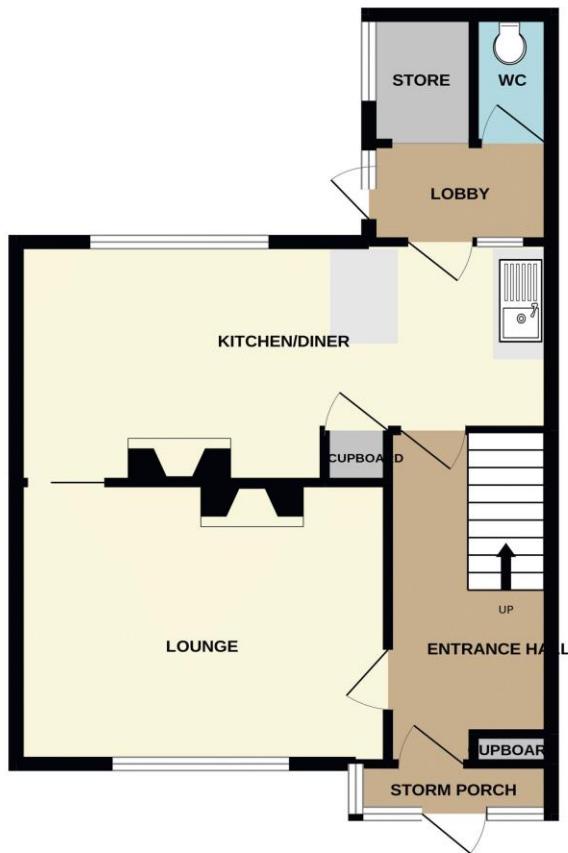
The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

#### Property Related Services

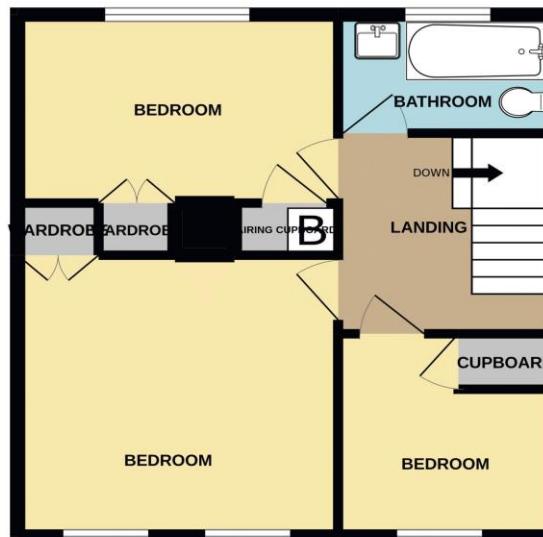
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Tenure

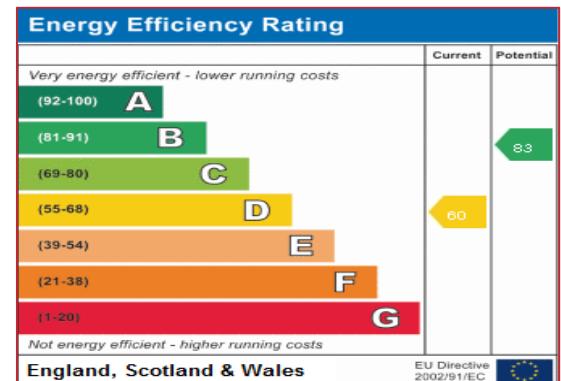
GROUND FLOOR



1ST FLOOR



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