



humberstones
homes

19 HANSOM ROAD, QUINTON, BIRMINGHAM, B32 1NY
£220,000





LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops (Tesco Supermarket on Ridgacre Road), schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. The property can be found by travelling along Ridgacre Road from the agents office and turn right at the traffic lights into Ridgacre Lane then left into Upper Meadow Road. Continue along here to the end and turn right into Hanson Road where the property can be found on the left hand side as indicated by the agents for sale board.

DESCRIPTION

Well presented and spacious extended traditional style semi detached home which has been sympathetically improved since our clients purchase and sits on a corner plot with off road parking. The accommodation briefly comprises on the ground floor of entrance hall, lounge, refitted kitchen/diner utility room, downstairs shower room and bedroom four/study. On the first floor there is a landing, three bedrooms and refitted shower room. Externally to the front there is a low maintenance garden, this theme continues to the rear garden with paved patio area and timber summerhouse/store all benefiting from sunny aspect. The property benefits upvc double glazing and gas central heating. EPC Rating: E

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having ceiling light point and meter cupboards with part glazed upvc door to entrance hall.

Entrance Hall

Having understairs store, double panel radiator, ceiling light point, doors to downstairs rooms and stairs to first floor landing.

Lounge 17' 2"max x 10' 1"max (5.23m x 3.07m)

Front Facing - Having double panel radiator, two wall light points and ceiling light point.

Kitchen/Diner 16' 8"max x 13' 4"max (5.08m x 4.06m)

Rear Facing - 'L' Shaped, fitted with a range of wall and base units with worksurfaces over, inset sink unit, courtesy tiling, built in electric oven with hob over, integrated dishwasher and fridge, vinyl flooring, single panel radiator, recessed ceiling lights, double doors to rear garden and door to utility.



Utility/Shower Room 12' 6"max x 5' 2"average (3.81m x 1.57m)

Rear Facing - Having plumbing for washing machine, space for tumble dryer, space for freezer, low flush wc, pedestal wash hand basin, shower cubicle with mixer shower, vinyl flooring and ceiling light point.

Bedroom Four/Study 14' 0"max x 9' 2"average (4.26m x 2.79m)

Front Facing - Having laminate flooring, electric radiator and recessed ceiling lights.

First Floor Landing

Side Facing - Having doors to bedrooms and bathroom, ceiling light point and access to loft space.

Bedroom One 12' 5" x 10' 10" (3.78m x 3.30m)

Rear Facing - Having single panel radiator and ceiling light point.

Bedroom Two 11' 0"max x 10' 2"max (3.35m x 3.10m)

Front Facing - Having laminate flooring, storage shelving, single panel radiator and ceiling light point.

Bedroom Three 7' 2" x 6' 2" (2.18m x 1.88m)

Front Facing - Having single panel radiator and ceiling light point.

Shower Room 8' 9" x 5' 6" (2.66m x 1.68m)

Rear Facing - Fitted with suite comprising walk in double shower, integrated wc and hand basin with storage, vinyl flooring, heated towel rail and ceiling light point.

Front Garden

Having low maintenance front garden with steps up to front and driveway adjacent providing off road parking.

Rear Garden

Enclosed low maintenance garden with sunny aspect which is paved and has timber summer house and store.

Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on 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 £210 per transaction.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
	82		80
	50		45
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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