



humberstones
homes

18 STONEY LANE, QUINTON, BIRMINGHAM, B32 1AN
£300,000





LOCATION

The property occupies a pleasant position within this popular, sought after neighbourhood and is handy for local shopping facilities, amenities and schools, whilst Hagley road West enables commuting into Birmingham City centre and further to the surrounding areas. The property can be located turning off Hagley Road West at the island into Stoney lane and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a large, well presented, 3 bedroomed semi detached home set within this popular neighbourhood, set back behind a drive providing off road parking, having majority double glazing, gas radiator heating and briefly comprising the following accommodation:- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, fitted breakfast kitchen, and downstairs wc. First floor provides 3 good sized DOUBLE bedrooms and spacious bathroom. Outside is a garage and large, pleasant rear garden. EPC rating D.

Porch

Single glazed front door with side single glazed panel with leaded detailing, leading through to :-

Entrance Hall

Staircase rising to the first floor, picture rail and doors off to :-

Lounge 15' 5"(into door recess) x 11' 8"(max) (4.70m x 3.55m)

Radiator, attractive feature fire surrounding with hearth housing inset coal effect fire, picture rail, double glazed picture window overlooking the rear garden and double glazed double opening doors onto the garden.

Dining Room 15' 0"(into bay) x 11' 0"(max) (4.57m x 3.35m)

Double glazed bay window to the front, radiator, picture rail and feature fire surround.

Kitchen 12' 5"(max) x 8' 11"(max) (3.78m x 2.72m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, one and half bowl single drainer sink with mixer tap, electric cooker point and cooker hood above, complimentary riling to the walls, built in pantry/store and door from the Kitchen leads to :-

Side Vestibule

Double glazed sliding door to the side, door to the garage and further door leads to :-

Downstairs WC

Double glazed window to the side, low level flush WC, wash handbasin.

First Floor Landing

Single glazed window to the side with leaded detailing and doors off to all First Floor accommodation.

Bedroom One 14' 10"(into bay) x 11' 8"(max) (4.52m x 3.55m)

Double glazed window to the rear providing pleasant outlook, radiator and picture rail.

Bedroom Two 15' 10"(into bay) x 11' 0"(max) (4.82m x 3.35m)

Double glazed bay window to the front, radiator, picture rail.

Bedroom Three (L shaped) 14' 7"(max) x 12' 2"(max) (4.44m x 3.71m)

Double glazed window to the front. Radiator.

Spacious Bathroom 9' 0"(max) x 8' 11"(max) (2.74m x 2.72m)

Double glazed window to the rear, radiator, and attractive suite comprising :- bath, pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Outside

Front

Lawned foregarden, drive providing off road parking and leading to the accommodation.

Garage 15' 6" x 7' 6" (4.72m x 2.28m)

Double opening doors to the front.

Rear Garden

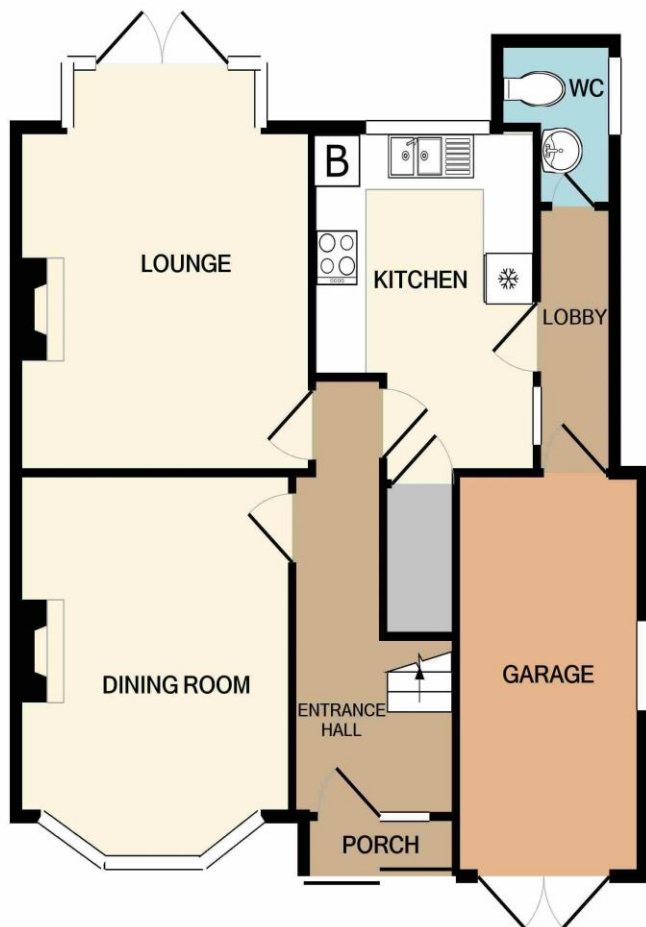
Pleasant good sized rear garden with patio, lawn areas, and additional garden area at the rear.

Property related services

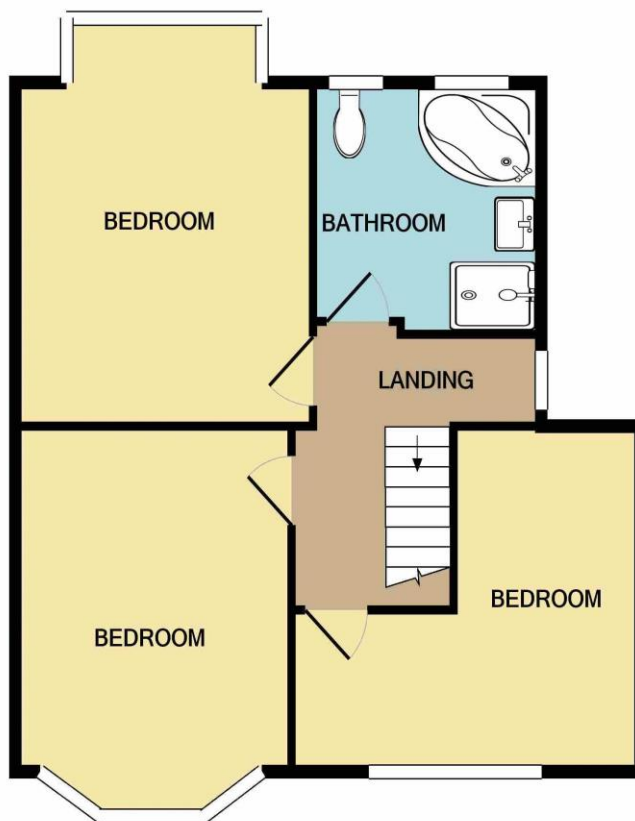
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

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.

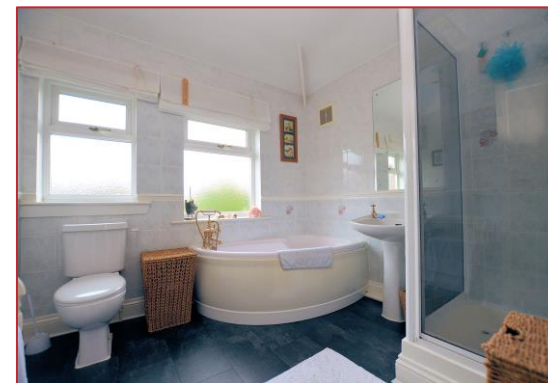


GROUND FLOOR



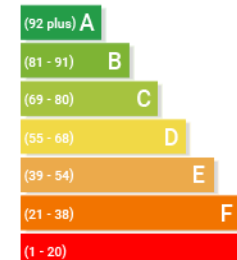
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020



Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT	POTENTIAL
66	79



