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homes

6 CONWAY AVENUE, QUINTON, BIRMINGHAM, B32 1DR
£255,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular, sought after neighbourhood and is handy for local shopping facilities amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Clydesdale Road, turn right into Conway Avenue where the property is situated a short distance along on the left hand side.

DESCRIPTION

Occupying a pleasant cul-de-sac position this is a very good sized 3 bedroomed traditional style semi detached family home offered with no upward chain and providing good sized living accommodation throughout. The property is set back behind a drive providing off road parking and leading to the accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, Kitchen, and side passage/utility area (with downstairs wc off). First floor offers 3 bedrooms and bathroom. Outside is a garage and large, pleasant rear garden. Double glazed and majority gas radiator heating. EPC rating tbc.

Porch

Single glazed front door with side single glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the first floor, useful understair storage cupboard, and doors off to :-

Lounge 14' 10"(into bay) x 10' 6"(max) (4.52m x 3.20m)

Double glazed bay window to the rear, radiator, and attractive feature fireplace with hearth housing inset coal effect fire.

Dining Room 13' 2"(into bay) x 11' 0"(max) (4.01m x 3.35m)

Double glazed bay window to the front, and radiator.

Kitchen 9' 7" x 8' 6" (2.92m x 2.59m)

Double glazed window to the rear, electric wall heater, base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point, complimentary tiling to the walls, and door leads to :-

Side Passage/Utility

Work surface area, door to the garage, double glazed door to the rear garden, useful store and door to :-

Downstairs WC

With wc.



First Floor Landing

Double glazed window to the side, and doors off to all first floor accommodation.

Bedroom One 13' 8"(into bay) x 10' 11"(max) (4.16m x 3.32m)

Double glazed bay window to the front, and radiator.

Bedroom Two 13' 5"(into bay) x 10' 5"(max) (4.09m x 3.17m)

Double glazed bay window to the rear providing pleasant outlook. Radiator.

Bedroom Three 8' 6" x 7' 7" (2.59m x 2.31m)

Double glazed window to the rear, and electric wall heater.

Bathroom 7' 0"(max) x 6' 0"(max) (2.13m x 1.83m)

Double glazed window to the front, radiator, loft access, and suite comprising :- Bath with shower over, wc, pedestal wash handbasin, complimentary tiling to the walls, and storage cupboard housing the central heating boiler.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Garage 14' 6" x 7' 8" (4.42m x 2.34m)

Pedestrian door to Side passage/utility area.

Rear Garden

Pleasant, large rear garden with shaped lawn, shrub borders, pathway, further 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.



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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