



**humberstones**  
homes

41 WHITE ROAD, QUINTON, BIRMINGHAM, B32 2AE

**£200,000**







### LOCATION

White Road is set in a popular residential area of Quinton conveniently situated for local amenities, bus routes into Birmingham City Centre and access to the M5 motorway at junctions 2 & 3. The property can be found by turning off Hagley Road West (heading out of the city) into White Road where the property can be found on the right hand side.

### DESCRIPTION

Traditional style semi detached home, set in popular residential area close to local amenities and transport links. The property is in need of modernisation and has no upward chain. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, 27ft lounge/diner overlooking rear garden, kitchen and side veranda. On the first floor there is a landing, three bedrooms and bathroom.

Externally to the front there is a driveway providing off road parking and small fore garden. To the rear there is a large garden with private sunny aspect and garage accessed from a gated service road beyond (not inspected). The property benefits from majority UPVC double glazing and gas central heating. EPC Rating: TBC

#### Part Glazed upvc door leads to Entrance Porch

Having meter cupboard, ceiling light point and part glazed wooden door to entrance hall.

#### Entrance Hall

Having stairs to first floor landing, single panel radiator, ceiling light point, door to lounge/diner and opening into kitchen.

#### Lounge/Diner 27' 6" max x 10' 11" max (8.38m x 3.32m)

Dual Aspect - Having wall mounted gas fire, double panel radiator, single panel radiator, two ceiling light points and patio door to rear garden.

#### Kitchen 8' 11" x 6' 11" (2.72m x 2.11m)

Rear Facing - Fitted with wall and base units having inset sink, cooker recess, space for fridge, wall mounted gas central heating boiler, understairs store, ceiling light point and door to side veranda.

#### Side Veranda

Having doors to front and rear and plumbing for washing machine.

#### First Floor Landing

Side Facing - Having doors to bedrooms and bathroom and ceiling light point.



#### Bedroom One 13' 10" max x 10' 0" max (4.21m x 3.05m)

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

#### Bedroom Two 12' 11" max x 9' 11" max (3.93m x 3.02m)

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

#### Bedroom Three 8' 0" x 6' 11" (2.44m x 2.11m)

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

#### Bathroom 9' 0" x 6' 10" (2.74m x 2.08m)

Dual Aspect - Fitted with suite comprising paneled bath with screen and electric shower over, low level wc, pedestal wash hand basin, part tiling to walls, single panel radiator and ceiling light point.

#### Front Garden

Having foregarden with driveway adjacent providing off road parking.

#### Rear Garden

Large rear garden with private sunny aspect having paved patio area, the remainder being predominantly laid to lawn with well stocked herbaceous borders and access to rear garage.

#### 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.





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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