







### 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 via the M5 motorway at junctions 2 & 3. 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

A versatile extended semi detached home set in popular residential area of Quinton. The property is well presented and offers deceptively spacious accommodation easily able to accommodate a large family and working from home. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, open plan dining room, 19ft lounge, breakfast kitchen, garden room, bedroom 4/study with ensuite (ideal for an elderly relative or less mobile person). At first floor level there is a 23ft master bedroom with dressing area and ensuite, two further double bedrooms and family bathroom. To the front there is a block paved driveway and to the rear a large garden with timber stores. The property benefits from gas central heating (combi boiler) and UPVC double glazing. EPC Rating: C.

#### UPVC double doors lead to Entrance Porch

Having tiled floor, wall light point and glazed paneled door to reception hall.

#### Reception Hall

Open plan with stairs to first floor, parquet flooring, radiator, ceiling light point, doors to kitchen and lounge and opening into dining area.

#### Dining Room 13' 0"max x 12' 0"max (3.96m x 3.65m)

Front Facing - Having radiator and ceiling light point.

#### Lounge 19' 7" x 11' 0" (5.96m x 3.35m)

Rear Facing - Having inset gas fire, radiator, two wall light points, two ceiling light points and patio door to rear garden.

#### Breakfast Kitchen 15' 10" x 13' 0" (4.82m x 3.96m)

Rear Facing - Fitted with range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, island with gas hob, built in electric double oven, plumbing for washing machine, tumble dryer and fridge freezer, wood and tiled flooring, radiator, under stairs store, concealed wall mounted combination gas central heating boiler, ceiling light point, door to bed 4/study and entry to garden room.

#### Garden Room 13' 5" x 11' 6" (4.09m x 3.50m)

Having tiled flooring, two ceiling light points and two patio doors to rear garden.

#### Bedroom 4/Study 10' 3"min x 8' 6" (3.12m x 2.59m)

Front Facing - Having radiator, ceiling light point and door to ensuite.

### Ensuite

Fitted with suite comprising, corner shower cubicle with electric shower, low level wc, wash hand basin, tiled floor and walls, extractor and ceiling light point.

### First Floor Landing

Having access to loft space with ladder which is boarded, doors to bedrooms and bathroom and ceiling light point.

#### Master bedroom 23' 8" x 8' 3" (7.21m x 2.51m)

Dual Aspect - Having two radiators, two ceiling light points, dressing area and door to ensuite.

### Ensuite

Rear Facing - Having corner shower cubicle with electric shower, low level wc, wash hand basin, tiled floor and walls, heated towel rail and ceiling light point.

#### Bedroom Two 13' 7"max x 11' 4"max (4.14m x 3.45m)

Front Facing - Having fitted wardrobes, radiator and ceiling light point.

#### Bedroom Three 12' 10" x 11' 0" (3.91m x 3.35m)

Rear Facing - Having sink set into vanity unit, radiator and ceiling light point.

#### Bathroom 7' 7" x 6' 10" (2.31m x 2.08m)

Front Facing - Having paneled bath with electric shower over and screen, low level wc, wash hand basin, heated towel rail, tiled floor and walls and ceiling light point.

### Frontage

Having block paved driveway providing off road parking.

### Rear Garden

Large garden with paved patio area and lawn the remainder has a mixture of borders with mature shrubs and bushes and beyond here there are timber stores.

### 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.



## Ground Floor



## First Floor



Energy Performance Certificate		HM Government	
34, Stoney Lane, Gutter, BIRMINGHAM, B32 1AJ		Reference number: 1352-2006-4995-8421-7761	
Dwelling type: Semi-detached house		Type of assessment: EPCAP, existing dwelling	
Date of assessment: 26 November 2016		Date of certificate: 26 November 2016	
Total floor area: 168 m <sup>2</sup>			
Use this document for:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Compare current ratings of properties to see which properties are more energy efficient</li> </ul>			
Estimated energy costs of dwelling for 3 years:		£ 3,552	
Over 3 years you could save:		£ 159	
Estimated energy costs of this house			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 315 over 3 years	
Heating	£ 2,877 over 3 years	£ 2,715 over 3 years	
Hot Water	£ 360 over 3 years	£ 360 over 3 years	
<b>Totals</b>	<b>£ 3,552</b>	<b>£ 3,390</b>	<b>You could save £ 162 over 3 years</b>
These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years. They are based on the current state of the property and do not include any potential savings from improvements.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.		The higher the rating the lower your fuel bills are likely to be.	
The potential rating shows the effect of undertaking the recommendations on page 9.		The average energy efficiency rating for a dwelling in England and Wales is level 6 (rating 69).	
The EPC rating of your home is level 6 (rating 69).		The EPC rating of your home is level 6 (rating 69).	
The EPC rating of your home is level 6 (rating 69).		The EPC rating of your home is level 6 (rating 69).	
Top actions you can take to save money and make your home more efficient			
Recommended measures		Typical savings over 3 years	
1. Heating controls (room thermostats)		£ 350 - £ 450	
2. Solar photovoltaic panels, 2.5 kWp		£ 800 - £ 9,000	
3. Solar photovoltaic panels, 2.5 kWp		£ 800 - £ 9,000	
The EPC rating of your home is level 6 (rating 69). The EPC rating of your home is level 6 (rating 69).			

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk





