



humberstones
homes

312 WORLDS END LANE, QUINTON, BIRMINGHAM, B32 2SB
£180,000





LOCATION

The property occupies a pleasant position within this popular residential area, and is Handy for local shopping facilities and amenities, whilst major road networks enable commuting by car or bus into Birmingham City Centre and further afield via the M5 motorway at junctions two and three. The property can be located turning off West Boulevard into Worlds End Lane where the property is situated on the right hand side.

DESCRIPTION

Well presented three bed mid terrace home with off road parking and large conservatory opening out to secluded rear garden. The accommodation briefly comprises on the ground floor of entrance hall 24ft lounge/diner, kitchen and conservatory. At first floor level there is a landing three bedrooms and family bathroom. Externally to the front there is a block paved driveway and to the rear a delightful large garden. The property benefits from upvc double glazing and gas central heating (combi boiler). EPC Rating: D

Part glazed upvc door leads to entrance hall

Entrance Hall

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

Lounge/Diner 24' 1" x 11' 0" max (7.34m x 3.35m)

Dual Aspect - Having feature fire surround, single panel radiator, double panel radiator, part paneling to walls, recessed ceiling lights, bluetooth ceiling speaker and doors to kitchen and conservatory.

Kitchen 24' 6" max x 8' 4" max (7.46m x 2.54m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, gas range cooker, drinks chiller, plumbing for dishwasher and washing machine, space for tumble dryer, fridge and freezer, plus american style fridge freezer, tiled flooring, understairs store, recessed ceiling lights, door to front and double doors to rear

Conservatory 15' 6" x 12' 3" (4.72m x 3.73m)

Having tiled flooring, column radiator, convector heater, ceiling light point and patio door to rear garden.



First Floor Landing

Having doors to bedrooms and bathroom, access to loft space, recessed ceiling lights and airing cupboard housing combination gas central heating boiler.

Bedroom One 12' 8" x 10' 1" (3.86m x 3.07m)

Front Facing - Having double panel radiator, recessed ceiling lights and ceiling fan.

Bedroom Two 11' 4" x 6' 3" (3.45m x 1.90m)

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

Bedroom Three 10' 11" max x 6' 11" max (3.32m x 2.11m)

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

Bathroom 8' 7" x 5' 3" (2.61m x 1.60m)

Rear Facing - Having bath with electric shower over, low level wc, wash hand basin, heated towel rail, tiled floor and walls, recessed ceiling lights and extractor.

Frontage

Having block paved driveway providing off road parking.

Rear Garden

Large secluded garden which is predominantly laid to lawn with paved patio area and timber store. There is a gated service road to the rear.

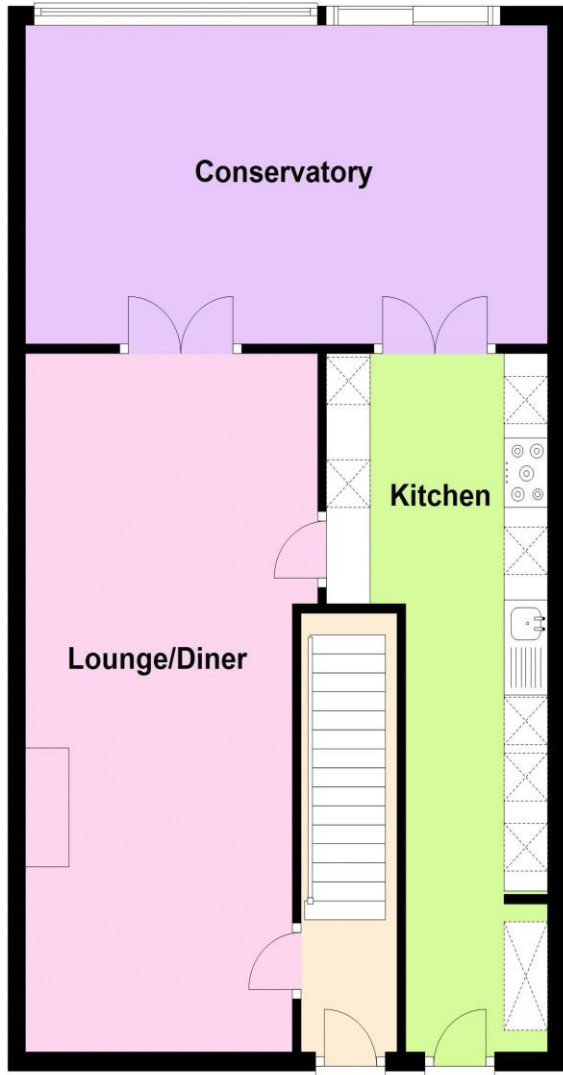
Tenure

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.

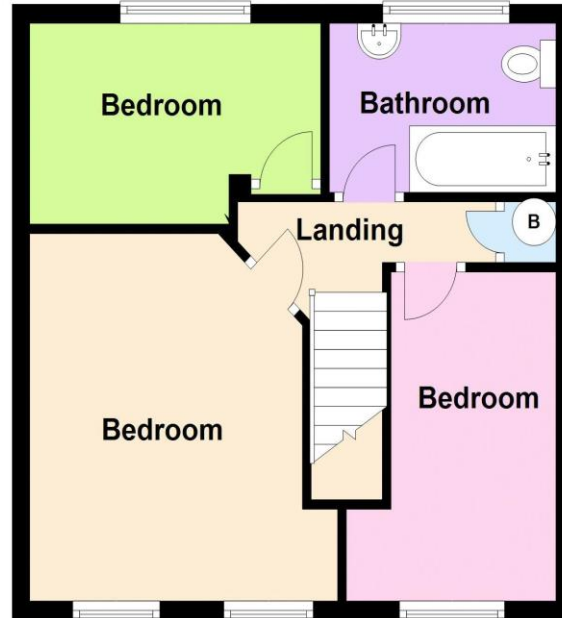
Property Related Services

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

312, World's End Lane, Guiton, BIRMINGHAM, B32 2BB
 Dwelling type: 4-Bedroom house
 Date of assessment: 01 March 2017
 Date of certificate: 01 March 2017
 Reference number: 1252-2009-7671-0003-2405
 Type of assessment: Rd/A1 existing dwelling
 Total floor area: 76 sqm

Use this document for:
 - Compare current ratings of properties to see which properties are more energy efficient
 - Find out the range of energy and money that can be saved by making improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,562
Over 3 years you could save:		£ 720

Estimated energy costs of this house			Potential future savings
	Current costs	Potential costs	
Lighting	£ 168 over 3 years	£ 168 over 3 years	You could save £ 720 over 3 years
Heating	£ 1,608 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 720 over 3 years	£ 219 over 3 years	
Totals	£ 2,562	£ 1,857	

These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years in a typical winter. Costs are for a typical household with 2 adults and 2 children. These figures do not include the cost of electricity, gas or other fuels used for electrical appliances, hot water, space heating, etc.

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 this winter is 69 out of 100. The EPC rating shown here is based on standard assumptions and will vary depending on the energy use of the occupants.

Recommended measure	Maximum cost	Typical savings over 3 years
1. Increase hot water cylinder insulation	£18 - £30	£ 30
2. Replace boiler with new condensing boiler	£2,000 - £3,000	£ 450
3. Solar water heating	£4,000 - £6,000	£ 120

See page 9 for a full list of recommendations for this property.
 For more information on Energy Performance Certificates and how to improve your energy bills, visit www.compareenergy.gov.uk
 Tel: 0800 800 44202. The Green Deal may enable you to finance your energy saving and upgrade to gas.

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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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