



**humberstones**  
homes

30 COLLINS CLOSE, QUINTON, BIRMINGHAM, B32 1BN  
**£180,000**





### LOCATION

The property occupies a pleasant position upon this this popular development, and is handy for local shopping facilities, amenities and bus route, 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 Spies Lane into Ridgacre Road West, turn right into Jackson Way and second right into Collins Close where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a very well presented mid terrace in popular location, considerably improved by current vendors to include replacement windows and central heating boiler, comprising the following accommodation :- On the ground floor is a porch, entrance hall, and spacious lounge opening through to superb open plan re-fitted dining kitchen (with integrated oven/hob). First floor providing 2 double bedrooms and re-fitted bathroom. Outside is a pleasant rear garden and garage in separate block at the rear. Double glazed and Gas radiator heating. EPC rating D.

#### Porch

Built in storage cupboard and door leads to :-

#### Hall

Staircase with handrail rising to the first floor, and door leads through to :-

#### Lounge 11' 10"(max) x 10' 6" (3.60m x 3.20m)

Double glazed bow window to the front, radiator, useful downstairs storage cupboard and opening to :-

#### Open Plan Re-Fitted Dining Kitchen 15' 0"(max) x 11' 8"(max) (4.57m x 3.55m)

Double glazed window to the rear, radiator, fine range of base and wall mounted units, work surface areas, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, plumbing for washing machine, and double glazed sliding patio door onto the rear garden.



### First Floor Landing

Loft access, and doors off to all first floor accommodation.

#### Bedroom One 11' 10"(plus wardrobe) x 9' 10"(plus recess) (3.60m x 2.99m)

Double glazed window to the front, radiator and fitted wardrobe with mirrored sliding doors.

#### Bedroom Two 12' 8"(into recess) x 8' 8" (3.86m x 2.64m)

Double glazed window to the rear. Radiator.

#### Re-Fitted Bathroom 7' 7"(into recess) x 6' 1"(max) (2.31m x 1.85m)

Double glazed window to the rear, extractor fan, heated towel rail and suite comprising:- Bath with shower over, wash handbasin, low level flush WC, and tiling to the walls.

### Front

Lawn foregarden and pathway leads to the accommodation.

### Rear Garden

Pleasant rear garden with patio, lawn area, and rear access gate.

#### Garage (At the rear) 16' 2" x 8' 0" (4.92m x 2.44m)

Approached via a shared rear access and Garage having up and over door.

### Tenure

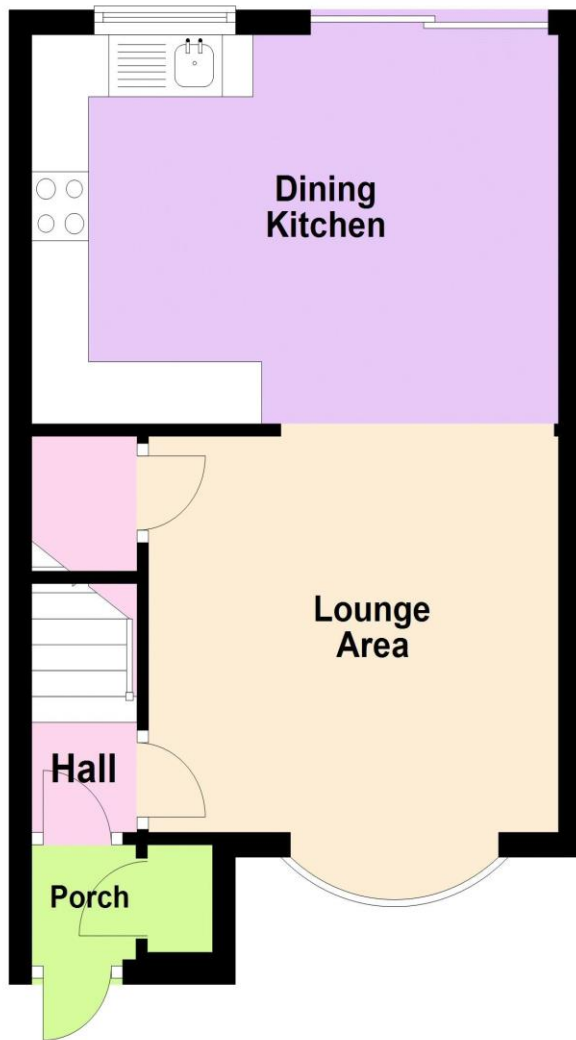
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### Property-Related Services

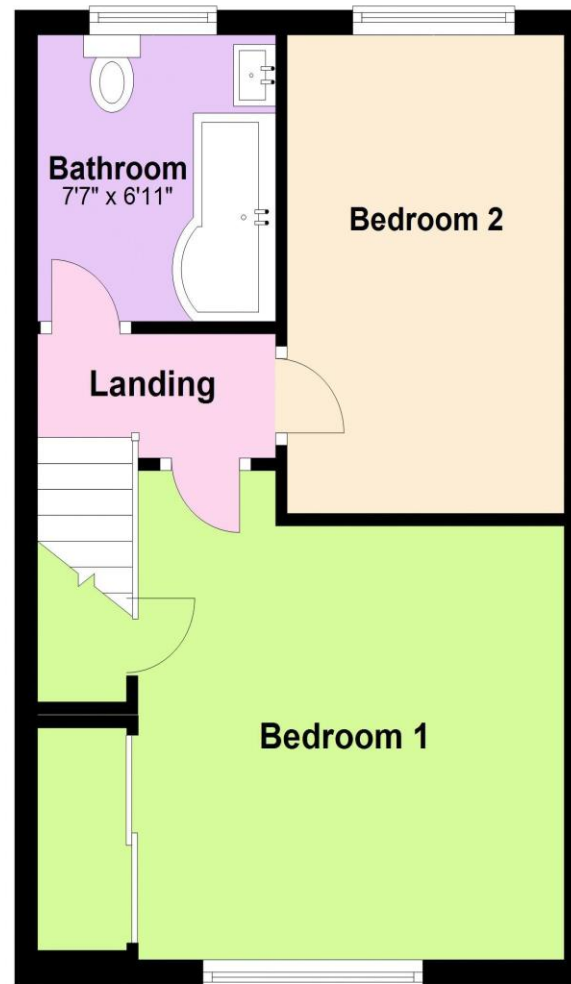
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## Ground Floor



## First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	90	(92-100) <b>A</b>	91
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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