



humberstones
homes

21 CONWAY AVENUE, QUINTON, BIRMINGHAM, B32 1DR

£235,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular, sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West provides direct access into Birmingham City Centre, and M5 Motorway (J3) enables commuting to the surround areas. The property can be located turning off Hagley Road West into Clydesdale Road, then right into Conway Avenue, where the property is situated a distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 3 bedroom semi detached home in a pleasant cul-de-sac position within this sought after location, requiring some modernization but offering potential, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, kitchen, and utility (with downstairs wc off). First floor provides 3 bedrooms and bathroom. Outside is a good sized garage with side storage area, and pleasant rear garden with garden extending to the side. Majority Double Glazed and Gas radiator heating. EPC rating E.

Porch

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

Entrance Hall

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

Through Lounge/Dining Area 28' 4''(max overall and into bay)
Comprising :-

Dining Area 13' 2''(into bay) x 11' 1''(max) (4.01m x 3.38m)

Double glazed bay window to the front, radiator and archway leads through to :-

Lounge Area 14' 3'' x 10' 6''(max) (4.34m x 3.20m)

Radiator, tiled fireplace with hearth, return door to the hall, double glazed sliding patio door onto the rear garden.

Kitchen 10' 6'' x 7' 8'' (3.20m x 2.34m)

Double glazed window looking over rear garden, radiator, base units, work surface area, wall cupboards, single drainer sink with cupboard below, complimentary tiling to the walls, and door leads through to :-

Utility 9' 0''(max) x 7' 0''(max) (2.74m x 2.13m)

Single glazed door to the rear garden, window to the side, single drainer sink with cupboard below, sliding door to Garage and additional sliding door to :-

Downstairs WC

Window to the rear, wc, central heating boiler and tiling to the walls.

First Floor Landing

Double glazed window to the side and doors off to all First Floor Accommodation.

Bedroom One 14' 8''(into window recess) x 10' 6''(to back of wardrobe) (4.47m x 3.20m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator, and fitted wardrobes with mirrored sliding doors and hanging rail.

Bedroom Two 13' 7''(into bay) x 11' 1''(to back of wardrobe) (4.14m x 3.38m)

Double glazed bay window to the front, radiator, and fitted wardrobes with mirrored sliding doors and hanging rail.

Bedroom Three 8' 7'' x 7' 9'' (2.61m x 2.36m)

Double glazed window to the rear. Radiator

Bathroom 7' 5'' x 5' 11'' (2.26m x 1.80m)

Double glazed window to the front, radiator, and coloured suite comprising :- Bath, was handbasin, wc, shower tray, shower and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 15' 0'' x 7' 10'' (4.57m x 2.39m)

Double doors to the front, sliding door to Utility, and opening through to :-

Good sized storage area 18' 4''(at widest point) x 10' 3''(max) (5.58m x 3.12m)

Door and 2 windows to the rear.

Rear Garden

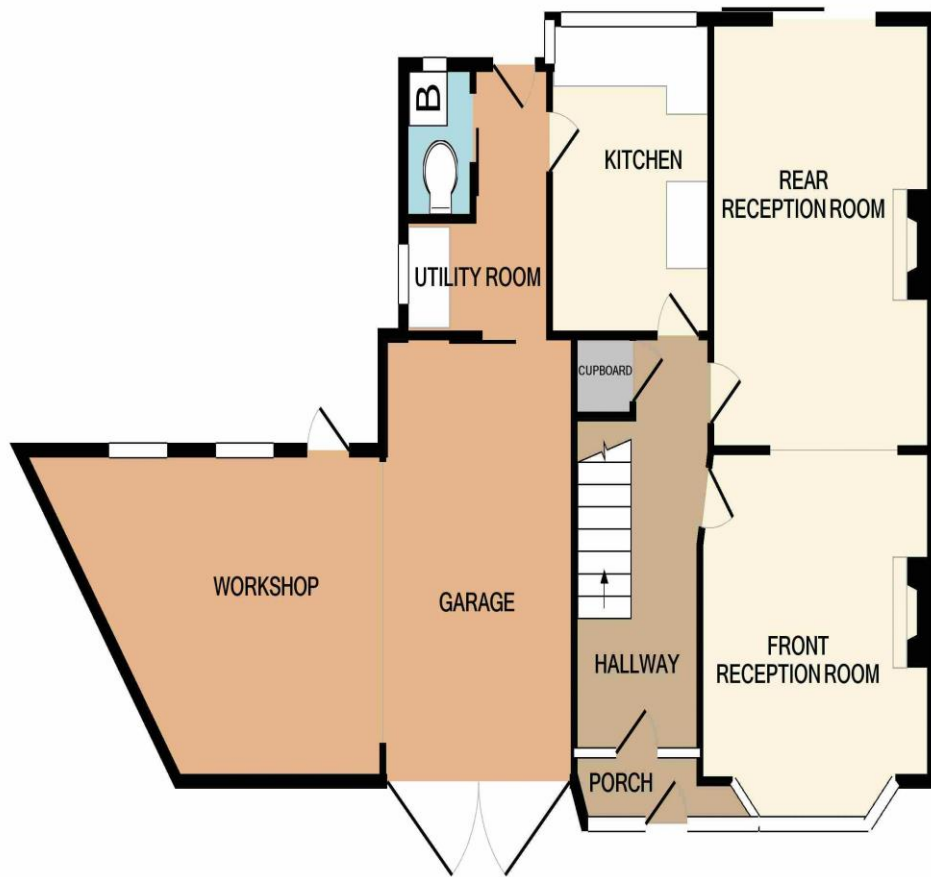
Pleasant rear garden with garden extending to the side and offering :- Patio, lawn areas and shrub borders.

Tenure

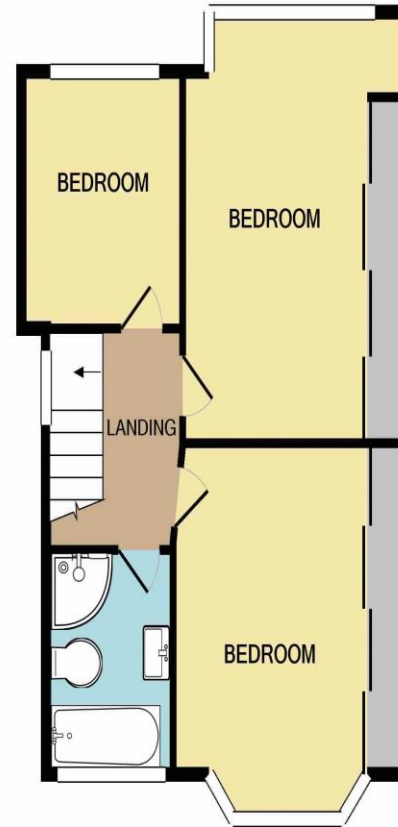
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Rating

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		
(81 - 91) B		86
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	52	
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

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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