



humberstones
homes

251 WORLDS END LANE, QUINTON, BIRMINGHAM, B32 2RX
£125,000





LOCATION

The property is situated within the popular Quinton location and is handy for local shopping facilities, amenities and schools, whilst the local major road network enables commuting into Birmingham City Centre, QE Hospital and further to the surrounding areas. The property can be located turning off Quinton Road West into Gorsy Road, at the T-junction turn left into Worlds End Lane where the property is then situated a short distance along on the left hand side.

DESCRIPTION

****CASH BUYERS** LEASEHOLD PROPERTY WITH APPROX 16 YEARS LEFT ON LEASE.** Offered with NO UPWARD CHAIN, this is a 3 bedroomed traditional style semi detached home in popular location, with drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, opening to kitchen (with oven/hob). Spacious through lounge/dining area and side passage/store. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden and garage/store at the rear of the garden. Double glazed and Gas central heating. EPC rating E.

Porch

Front door leads to :-

Entrance Hall opening to Kitchen

Staircase rising to the first floor, radiator, and opening through to :-

Kitchen Area 12' 0" x 6' 8" (max) (3.65m x 2.03m)

Double glazed window to the rear, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, and single glazed door leads to :-

Side Passage

Door to the rear garden.

Through Lounge/Dining Area 25' 3" (into bay) x 10' 0" (max) (7.69m x 3.05m)

Double glazed bay window to the front, and double glazed double opening doors onto the rear garden.

First Floor Landing

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

Bedroom One 12' 9" (into bay) x 9' 10" (max) (3.88m x 2.99m)

Double glazed bay window to the rear. Radiator.

Bedroom Two 12' 4" (into bay) x 9' 8" (max) (3.76m x 2.94m)

Double glazed bay window to the front, and radiator.

Bedroom Three 6' 11" x 6' 10" (2.11m x 2.08m)

Double glazed window to the rear, radiator and central heating boiler.

Bathroom 5' 9" x 5' 3" (1.75m x 1.60m)

Double glazed window to the front, radiator, and coloured suite comprising :- Bath with shower over, pedestal wash handbasin, wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Good sized rear garden with patio, lawn, pathway and rear patio area.

Garage/Store

At the rear of the garden

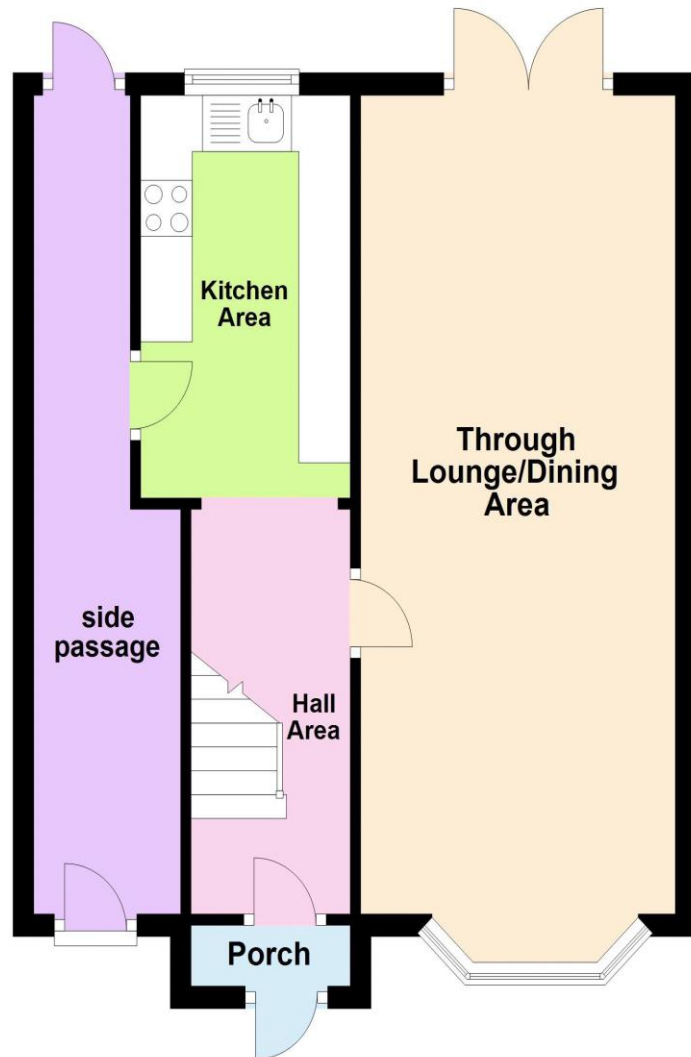
Tenure

The agents are advised that the property is Leasehold, with only approx £16 years left on the lease (99 year lease from 25/12/1937). The vendor has had an approximate costing to purchase the Freehold for £40,000 plus costs (as of Feb 2020) 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.

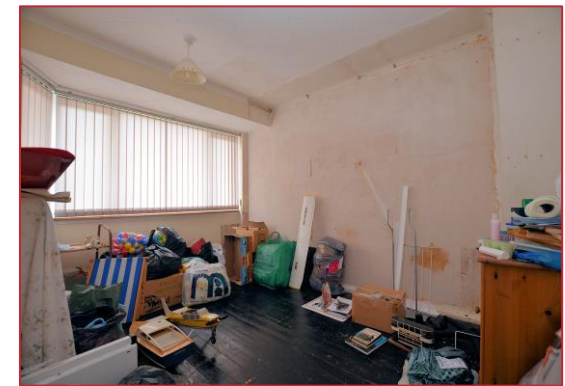
Property Related Services

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 Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		75
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E		47
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		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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