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58 WHITE ROAD, QUINTON, BIRMINGHAM, B32 2AG

£270,000





LOCATION

White Road is a very popular residential tree lined road set within the Quinton location and is handy for local shopping facilities, amenities, schools and bus route, whilst the Hagley Road provides access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into White Road, and is situated a distance along on the left hand side just past the junction with Stanfield Road as indicated via the agents for sale board.

DESCRIPTION

This is a very well presented, spacious and extended 3 bedroomed semi detached property in popular, sought after location, with drive providing off road parking at the front and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, sun room opening through to extended fitted kitchen and breakfast area (with downstairs wc off). There is also a useful side passage. First floor provides 3 bedrooms and bathroom. Outside is a good sized, pleasant rear garden with garage at the rear of the garden (shared rear access). Double Glazed and Gas Central Heating. EPC rating E.

Porch

Front door leads to :-

Entrance Hall

Staircase rising to the first floor, radiator, and doors off to :-

Through Lounge/Dining Area 26' 9"(max overall and into bay) x 10' 11"(max) (8.15m x 3.32m)

Comprising :-

Lounge Area

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect living flame fire, opening through to :-

Dining Area

Radiator and double opening doors lad through to :-

Sun Room 8' 10" x 4' 10" (2.69m x 1.47m)

Radiator, double glazed sliding patio door to the rear garden, and opening through to :-

Extended and Fitted Breakfast Kitchen 20' 8"(max overall) x 7' 10"(max) (6.29m x 2.39m)

Double glazed window to the rear, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, concealed central heating boiler, and Breakfast Area with radiator, door to side passage and further door to :-



Downstairs WC

Wash handbasin and WC.

Side Passage

Single glazed door to the front and door to rear garden.

First Floor Landing

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

Bedroom One 14' 1"(into bay) x 10' 0"(to back of wardrobe) (4.29m x 3.05m)

Double glazed bay window to the front, radiator, and fitted wardrobe with hanging rail and storage.

Bedroom Two 13' 0" x 10' 0"(to back of wardrobe) (3.96m x 3.05m)

Double glazed window to the rear, radiator, and fitted wardrobes with hanging rail, shelving and storage.

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to the front and radiator.

Bathroom 8' 11" x 6' 10" (2.72m x 2.08m)

Double glazed window to the rear and side, radiator, and suite comprising :- Bath, pedestal wash handbasin, low level flush wc, and shower cubicle with screened door, shower and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation

Rear Garden

Pleasant good sized rear garden with patio, shaped lawn, well stocked shrubbed borders, pathway, further patio area at the rear and rear access gate.

Garage (At the Rear of the Garden) 22' 0" x 10' 0" (6.70m x 3.05m)

Accessed via shared and gated rear access driveway.

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

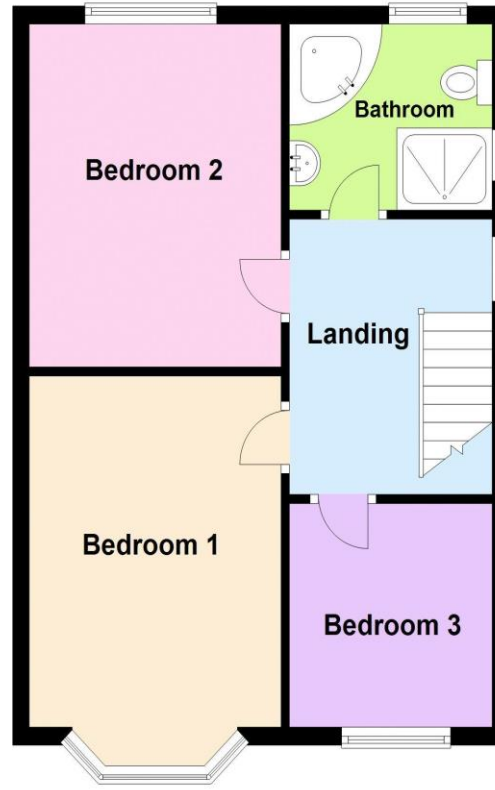
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Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	52	(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		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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