



**humberstones**  
homes

49 EDENHALL ROAD, QUINTON, BIRMINGHAM, B32 1DB

**£375,000**





### LOCATION

Edenhall Road is a very popular tree lined residential road set within this sought after part of Quinton and is handy for local shopping facilities, bus route and schools, whilst Hagley Road West enables commuting into Birmingham City Centre, M5 Motorway (J3) and further to the surrounding area. The property can be located turning off Hagley Road West into Edenhall Road and is situated a distance along on the right hand side.

### DESCRIPTION

Situated within this very popular, sought after location, this is an extremely spacious, considerably improved and well presented, extended 4 bedroom semi detached family home with drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, opening to dining area, extended and re-fitted kitchen (with integrated oven/hob), downstairs shower room. First floor provides 4 bedrooms and family bathroom. Outside is a useful store, pleasant low maintenance rear garden and super studio/study/hobby room at the rear of the garden. Double Glazed and Gas Central Heating. EPC rating tbc

### Porch

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

### Entrance Hall

Radiator, staircase rising to the first floor and useful understairs storage cupboard.

### Lounge 14' 9"(max) x 11' 8"(max) (4.49m x 3.55m)

Double glazed window to the rear, radiator, coving, double glazed double opening doors onto the rear garden and opening through to :-

### Dining Room 14' 0"(into bay) x 12' 6"(max) (4.26m x 3.81m)

Double glazed bay window to the front, radiator, and return door to the Hall.

### Extended and Re-Fitted Kitchen (L-shaped) 16' 1"(max overall) x 13' 8"(max) (4.90m x 4.16m)

Double glazed window to the rear, radiator, fine range of base and wall mounted units, rolled top work surface areas, display cabinet, one and a half bowl single drainer sink with mixer tap, integral oven/grill, 4 ring electric hob and cooker hood above, complimentary tiling to the walls, double glazed door and window to the side, door to Side Store, and further door leads through to :-

### Downstairs Shower Room 6' 5" x 4' 5" (1.95m x 1.35m)

Double glazed window to the side and rear, radiator, wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls,



### First Floor Landing

Loft access and doors off to all First Floor Accommodation :-

**Bedroom One 15' 5"(into bay) x 11' 8"(max) (4.70m x 3.55m)**  
Double glazed bay window to the rear, and radiator.

**Bedroom Two 14' 5"(into bay) x 11' 8"(to back of wardrobe)) (4.39m x 3.55m)**

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

**Bedroom Three 19' 5"(max) x 5' 11"(max) (5.91m x 1.80m)**

Double glazed window to the front, radiator and double glazed window to the rear.

**Bedroom Four 9' 6"(max) x 6' 10" (2.89m x 2.08m)**

Double glazed window to the front. Radiator.

**Family Bathroom 8' 2" x 5' 9" (2.49m x 1.75m)**

Double glazed window to the rear, radiator, and attractive suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

### Front

Drive providing off road parking and leading the accommodation.

**Side Store 16' 8" x 6' 9" (5.08m x 2.06m)**

Double opening doors to the front, central heating boiler and door to the Kitchen.

### Rear Garden

Pleasant, low maintenance rear garden with patio, shrub area, further garden area beyond and pathway.

**Studio (at rear of garden) 19' 2" x 16' 0"(max) (5.84m x 4.87m)**

Ideal as a Studio, Study or Hobby Room with 2 double glazed windows, power and double opening doors opening onto the rear garden.

### 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.



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