



**humberstones**  
homes

31 QUINTON ROAD WEST, QUINTON, BIRMINGHAM, B32 2QB  
**£155,000**







### LOCATION

The property occupies a pleasant corner position within this convenient location and is handy for local shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting to QE Hospital, Birmingham City Centre and further to the surrounding areas. The property can be located turning off West Boulevard into Quinton Road West and is situated a short distance along on the right hand side on the corner of Quinton Road West and Bolney Road as indicated via the agents for sale board.

### DESCRIPTION

Occupying a pleasant corner position within this popular, convenient location, this is a good sized 3 bedroomed end terrace home with drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge and re-fitted dining kitchen. First floor provides 3 bedrooms and bathroom. Outside is a pleasant rear garden. Double Glazed and Gas Radiator Heating. EPC rating C.

### Porch

Front door leads to :-

### Entrance Hall

Radiator, staircase rising to the first floor, and door leads to :-

### Lounge 14' 2"(into reces) x 12' 0" (4.31m x 3.65m)

Double glazed window to the front, radiator, attractive feature fire surround with hearth, useful understair storage cupboard, and double opening doors lead through to :-

### Re-Fitted Dining Kitchen 17' 5" x 8' 8" (5.30m x 2.64m)

2 Double glazed windows to the rear, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, integrated dishwasher, complimentary tiling to the walls, central heating boiler, and double glazed double opening doors onto the rear garden.



### First Floor Landing

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

### Bedroom One 10' 10"(max) x 9' 5"(max) (3.30m x 2.87m)

Double glazed window to the rear, radiator and built in storage cupboard.

### Bedroom Two 10' 2"(max) x 9' 5"(max) (3.10m x 2.87m)

Double glazed window to the front. Radiator.

### Bedroom Three 7' 11" x 7' 10" (2.41m x 2.39m)

Double glazed window to the rear and radiator.

### Bathroom 7' 5"(max) x 7' 0"(max) (2.26m x 2.13m)

Double glazed window to the front, heated towel rail and suite comprising :- Corner bath, wc, wash handbasin, and tiling to the walls.

### Front

Good sized lawn foregarden and rive providing off road parking, leading to the accommodation.

### Rear Garden

Pleasant rear garden with patio, lawn area and garden extending to the side providing additional patio area, side access gate.

### 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.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(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
		71 72	71 72
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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