



humberstones
homes

347 HIGHFIELD LANE, QUINTON, BIRMINGHAM, B32 1RX

£140,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities, facilities and school, whilst the local major road network enables commuting to the surrounding areas. The property can be located travelling from the agents office along Ridgacre Road, turn right into Highfield Lane then continue for some distance where the property can be found on the right hand side set back from the road as indicated by the agents for sale board.

DESCRIPTION

Spacious mid terraced home with no upward chain, having rear garden with sunny aspect which is not overlooked. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, downstairs WC, kitchen/diner and lounge. On the first floor there is a landing, three well proportioned bedrooms and bathroom. Having front garden rear garden with patio and lawn. The property benefits from upvc double glazing and is fitted with gas central heating (combi boiler). EPC Rating: C

UPVC part glazed front door leads to Entrance Hall

Entrance Hall

Having vinyl flooring, single panel radiator, ceiling light point, under stairs recess, stairs to first floor landing and doors to all rooms.

Downstairs WC

Front Facing - Having low level wc, hand basin, vinyl flooring, part tiling to walls and ceiling light point.

Kitchen/Diner 15' 5" x 9' 6" (4.70m x 2.89m)

front Facing - Fitted with range of wall and base units with work surfaces over, inset sink unit, cooker recess with cooker hood over, plumbing for washing machine, space for dishwasher (not plumbed), space for fridge freezer, vinyl flooring, single panel radiator and two ceiling light points.

Lounge 16' 0" x 10' 6" (4.87m x 3.20m)

Rear Facing - Having single panel radiator, two ceiling light points and door to rear garden.



First Floor Landing

Having doors to bedrooms and bathroom, ceiling light point and access to loft space.

Bedroom one 12' 4" x 9' 8" (3.76m x 2.94m)

Front Facing - Having single panel radiator and ceiling light point.

Bedroom Two 11' 11" max x 8' 9" max (3.63m x 2.66m)

Rear Facing - Having fitted wardrobes, single panel radiator and ceiling light point.

Bedroom Three 7' 0" x 6' 10" (2.13m x 2.08m)

Rear Facing - Having single panel radiator and ceiling light point.

Bathroom

Front Facing - Fitted with suite comprising paneled bath with mixer shower over, low level wc, wash hand basin, single panel radiator, ceiling light point and airing cupboard housing combination gas central heating boiler.

Front Garden

Set back from the road with foregarden.

Rear Garden

Having sunny aspect and not overlooked with paved patio area, the remainder being predominantly laid to lawn with brick store and pedestrian access to rear.

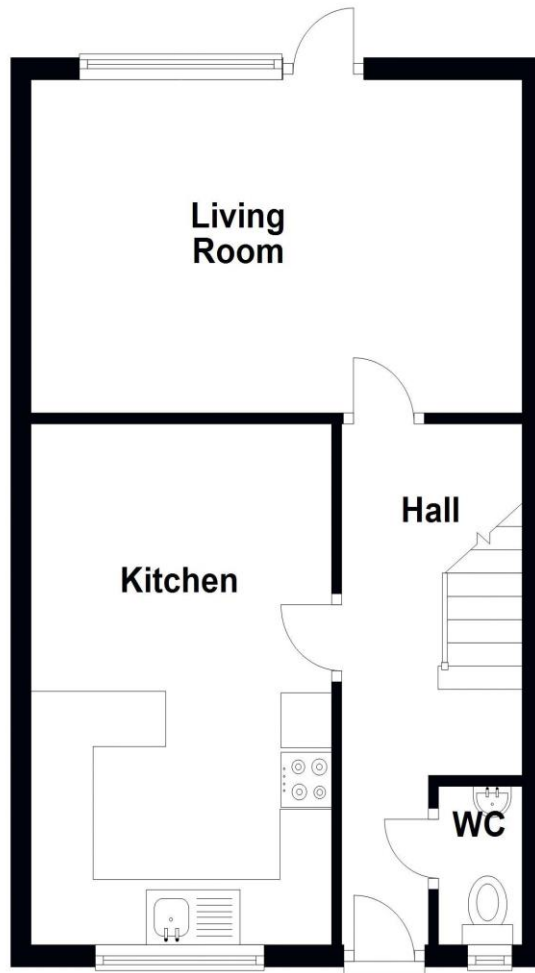
Tenure

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

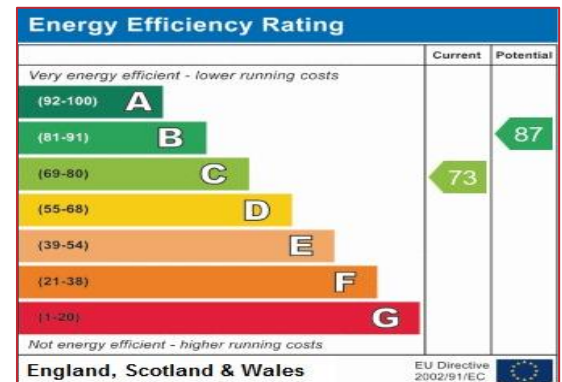
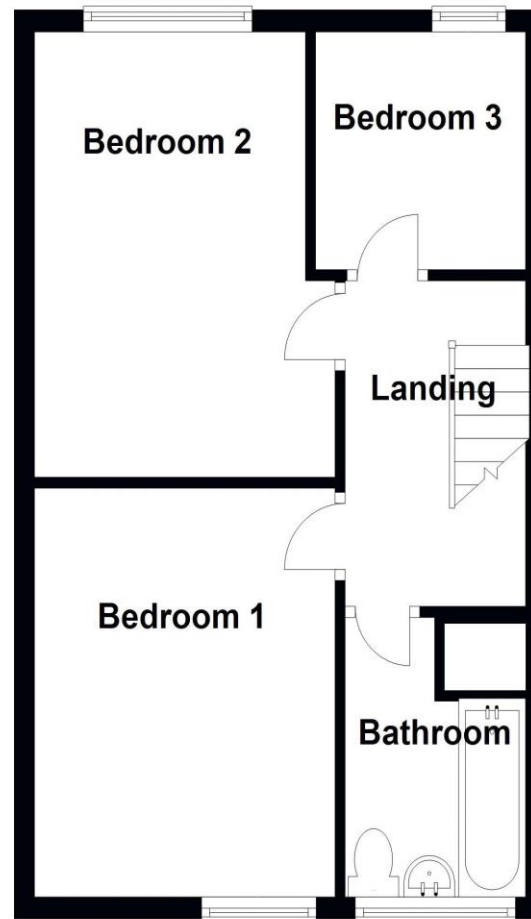
Property Related Services

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



First Floor



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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