



**humberstones**  
homes

73 WHITE ROAD, QUINTON, BIRMINGHAM, B32 2AG  
£215,000





### LOCATION

White Road is set in a popular residential area of Quinton conveniently situated for local amenities, bus routes into Birmingham City Centre and access to the M5 motorway at junctions 2 & 3. The property can be found by turning off Hagley Road West (heading out of the city) into White Road where the property can be found on the right hand side as indicated by the agents for sale board.

### DESCRIPTION

Traditional style semi detached home, set in popular residential area close to local amenities and transport links. The property is in need of modernisation and has no upward chain. The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, kitchen, front, and rear reception room overlooking garden. On the first floor there is a landing, three bedrooms, bathroom and separate wc. Externally to the front there is a lawned garden with drop kerb ready to create a driveway. To the rear there is a large garden with private sunny aspect and garage accessed from a gated service road beyond (not inspected). The property benefits from majority UPVC double glazing and gas central heating. EPC Rating: D

#### Wooden door leads to Entrance Porch

Having tiled floor, meter cupboards and part glazed door having leaded lights and stained glass inserts leads to entrance hall.

#### Entrance Hall

Having double panel radiator, stairs rising to first floor, ceiling light point and doors to all rooms.

#### Reception Room One 13' 7"max x 11' 1"max (4.14m x 3.38m)

Front Facing - Having laminate flooring, single panel radiator and two wall light points.

#### Reception Room Two 13' 0" x 9' 10"max (3.96m x 2.99m)

Rear Facing - Having Fire surround, laminate flooring, single panel radiator, door to rear garden and ceiling light point.

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

Rear Facing - Fitted with wall and base units having work surfaces over, inset sink unit, space for cooker, plumbing for washing machine, vinyl flooring, wall mounted combination gas central heating boiler, under stairs store, ceiling light point and door to side.



#### First Floor Landing

Side Facing - Having access to loft space, doors to all rooms and ceiling light point.

#### Bedroom One 14' 4"max x 10' 0"max (4.37m x 3.05m)

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

#### Bedroom Two 13' 0" x 9' 10" (3.96m x 2.99m)

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

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

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

#### Bathroom 6' 10"max x 5' 8"max(2.08m x 1.73m)

Rear Facing - Having paneled bath with mixer shower over, wash hand basin, single panel radiator, cupboard and ceiling light point.

#### Separate WC

Side Facing - Having low level wc, vinyl flooring and ceiling light point.

#### Front Garden

Set back from the road with drop kerb in readiness to create a driveway. Currently there is a lawned forgarden with access to the front and side of the property.

#### Rear Garden

Large rear garden with private sunny aspect having patio area, the remainder being predominantly laid to lawn with well stocked borders and garage to far end accessed from gated service road beyond (Accessibility not inspected).

#### Tenure

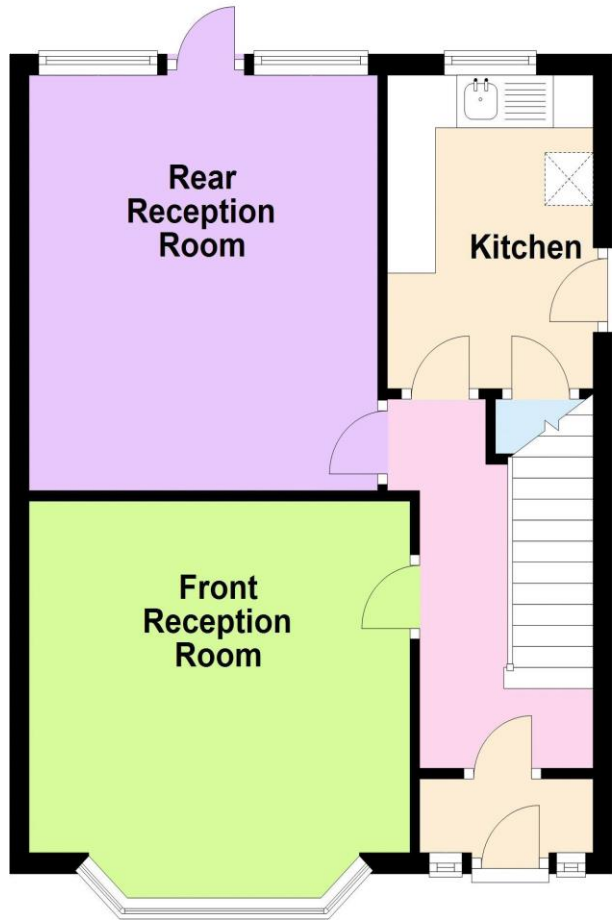
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### Property Related Services

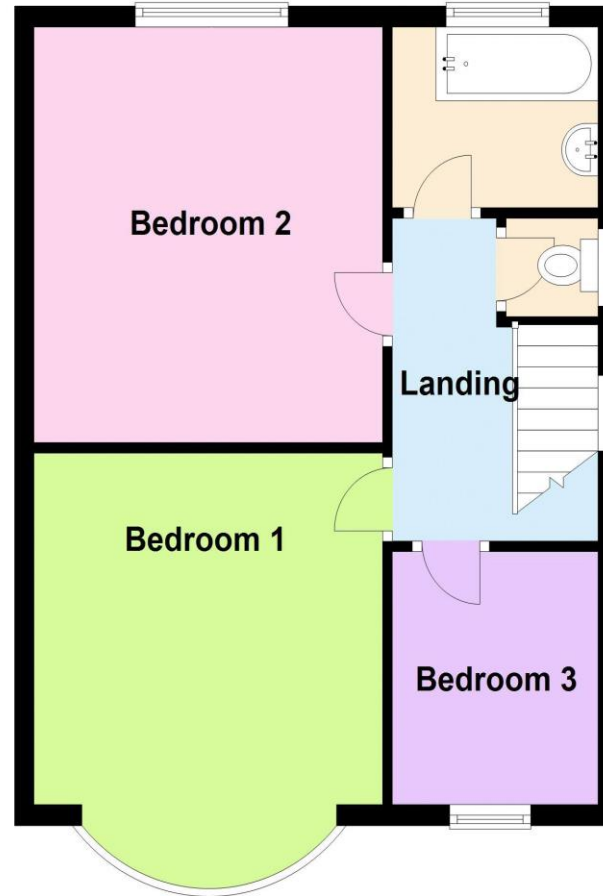
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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