



humberstones
homes

24 HIGH STREET, QUINTON, BIRMINGHAM, B32 1AG

Offers in Excess of £180,000





LOCATION

The property is situated in the residential area of Quinton close to its borders with Halesowen and Oldbury giving excellent access to local shops and businesses on Hagley Road West, bus routes into Birmingham, motorway access at junction 3 of the M5 and Rowley Regis train Station 2 miles away. The property can be found by turning off Hagley Road West into High Street where the property can be found on the left hand side as indicated by the agent's For Sale board.

DESCRIPTION

Rare opportunity to acquire this superbly presented period style end terraced property which offers well proportioned accommodation and has delightful cottage style rear garden with sunny aspect. It is ideally located close to public transport, local amenities, access to the M5 motorway and comes with no upward chain. The accommodation briefly comprises on the ground of a lounge and 25ft refitted kitchen opening into dining area overlooking the rear garden. At first floor level there is a double bedroom, further bedroom and refitted shower room. Externally to the front there is on street parking. The property benefits from gas central heating (combi boiler) and double glazing. EPC Rating: E

Composite side entrance door provides access to Hallway

Hall Area

Having doors to understairs store and lounge and opening out into kitchen.

Lounge 12' 6" max x 10' 9" max (3.81m x 3.27m)

Front Facing - Having inset feature gas fire, single panel radiator and recessed ceiling lights.

Kitchen/Diner 25' 7" max (7.79m)

Kitchen Area 11' 9" x 11' 5" (3.58m x 3.48m)

Side Facing - Refitted with a range of wall and base units having wok surfaces over, inset sink, built in electric oven with hob over and cooker hood above, integrated dishwasher and fridge freezer, plumbing for washing machine, single panel radiator, laminate flooring, stairs to first floor landing, recessed ceiling lights and opening out into dining area.



Dining Area 12' 10" x 10' 5" (3.91m x 3.17m)

Rear Facing - Having laminate flooring, double panel radiator, recessed ceiling lights, feature glazed ceiling in part and double doors opening out onto decked terrace.

First Floor Landing

Having recessed ceiling lights and doors to all rooms.

Bedroom One 12' 8" x 10' 11" (3.86m x 3.32m)

Front Facing - Having single panel radiator, recessed ceiling lights and access to loft space.

Bedroom Two 11' 10" x 6' 8" (3.60m x 2.03m)

Rear Facing - Having single panel radiator, recessed ceiling lights, access to loft space and built in cupboard housing Worcester Bosch combination gas central heating boiler.

Shower Room

Rear Facing - Refitted with combination wc and sink having vanity unit below, walk in mixer shower with rainfall head, tiled flooring and part tiling to walls, heated towel rail, extractor and recessed ceiling lights.

Frontage

Set back from the road with on street parking, low maintenance frontage and paved pathway to side entrance and gate to rear garden.

Rear Garden

Delightful private cottage style garden with sunny aspect not overlooked to the rear, having decked patio area the remainder being predominantly laid to lawn with paved sun terrace to the far end and gated access to the front.

Tenure

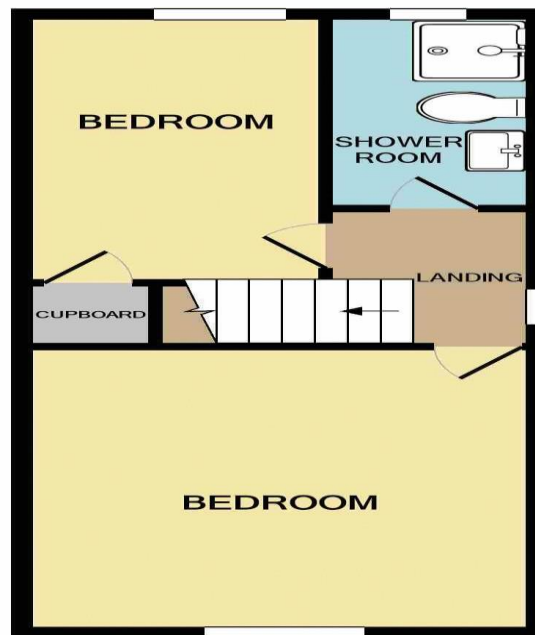
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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