



humberstones
homes

342 HIGHFIELD LANE, QUINTON, BIRMINGHAM, B32 1SD
£135,000





LOCATION

The property is conveniently situated within this established neighbourhood and is handy for local amenities, facilities, bus route and school, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Ridgacre Road into Highfield Lane, continue for some distance where the property is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a good sized and well presented 2 bedroom mid terraced home in popular, convenient location, set back and slightly elevated from the road and briefly comprising the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge and fitted dining kitchen. First floor provides 2 double bedrooms and bathroom. Outside is a rear garden. Double glazed and gas radiator heating. EPC rating C.

Entrance Hall

Radiator, staircase rising to the first floor, useful understair recess, and doors off to :-

Downstairs WC

Double glazed window to the front, wc and wash handbasin.

Lounge 15' 2"(max) x 9' 11"(max) (4.62m x 3.02m)

Double glazed window to the front. Radiator.

Fitted Dining Kitchen 16' 0"(max) x 9' 11" (4.87m x 3.02m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, central heating boiler, and double glazed door to the rear garden

First Floor Landing

Loft access and doors off to all First Floor Accommodation.

Bedroom One 13' 0"(max) x 12' 3"(max) (3.96m x 3.73m)

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

Bedroom Two 12' 5" x 9' 8" (3.78m x 2.94m)

Double glazed window to the front, and radiator.

Bathroom 8' 11"(max) x 6' 1"(max) (2.72m x 1.85m)

Double glazed window to the front, radiator, built in store/airing cupboard, and suite comprising :- Bath with shower over, wash handbasin, low level flush wc, and complimentary tiling to the walls.

Front

Small foregarden and pathway leads to the accommodation.

Rear Garden

With patio, lawn area, pathway, and outbuilding/store.

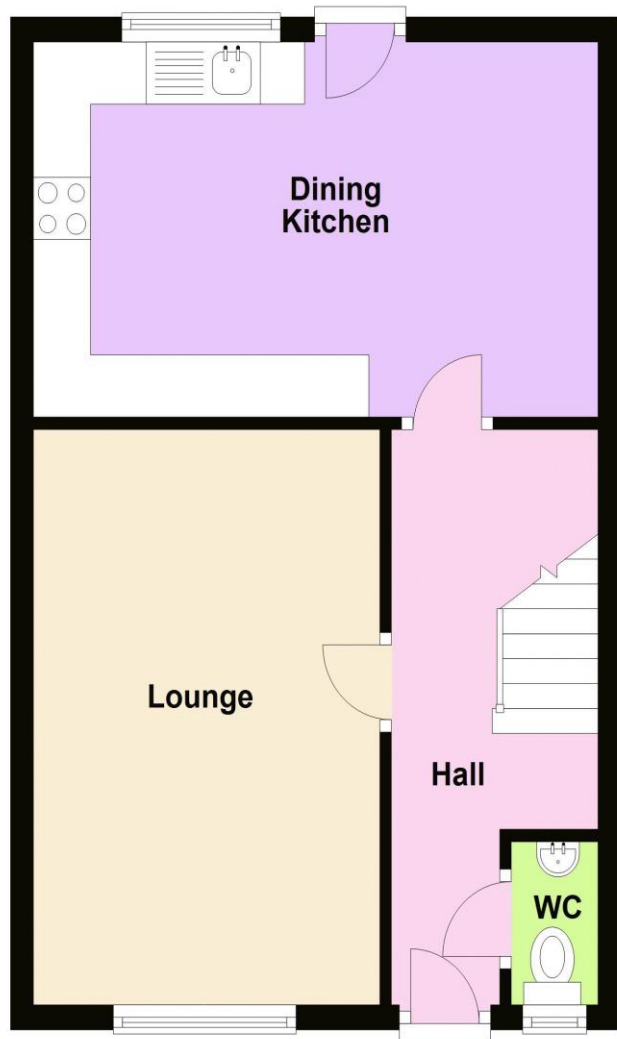
Tenure

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		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
		83
	70	
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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