



**humberstones**  
homes

178 WORLDS END LANE, QUINTON, BIRMINGHAM, B32 1JU  
**£150,000**







### LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities, bus route and school, 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 Hagley Road West into Clive Road, continue straight on at the island into Worlds End Lane, proceed straight on again at the 2nd island and continue along Worlds End Lane where the property is then situated a distance along on the left hand side near to the junction with Lower White Road as indicated via the agents for sale board.

### DESCRIPTION

Offered with no upward chain this is an extended 2 bedroom semi detached home in popular location, requiring some modernization but offering potential, set back behind a lawn foregarden and pathway leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, extended breakfast kitchen and dining room (previously used as bed 3). First floor provides 2 double bedrooms and bathroom. Outside is a good sized rear garden. Majority double glazed and Gas radiator heating. EPC rating D.

#### Porch

Single glazed front door leads to :-

#### Entrance Hall

Staircase rising to the First Floor

#### Lounge 20' 10"(into bay) x 9' 5"(max) (6.35m x 2.87m)

Double glazed bay window to the front, radiator, and brick fireplace.

#### Extended Breakfast Kitchen 22' 7"(max overall and into door recess) x 7' 5"(max) (6.88m x 2.26m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, single drainer sink with mixer tap, gas cooker point, understair storage cupboard, door to side passage and door to :-

#### Dining Room 9' 1" x 8' 5" (2.77m x 2.56m)

Previously used as Downstairs Bed 3, having double glazed window to the rear and radiator.

#### Side Passage

Door to the front and access to rear garden.



### First Floor Landing

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

#### Bedroom One 13' 7"(plus storage cupboard) x 12' 0"(into bay) (4.14m x 3.65m)

Double glazed bay window to the front, radiator, and built in storage cupboard housing the central heating boiler.

#### Bedroom Two 10' 6"(to back of storage cupboard) x 9' 0" (3.20m x 2.74m)

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

#### Bathroom 7' 2"(max) x 5' 11"(max) (2.18m x 1.80m)

Double glazed window to the rear, radiator, and coloured suite comprising :- Bath, wash handbasin and wc.

### Front

Lawn foregarden and pathway leading to the accommodation.

### Rear Garden

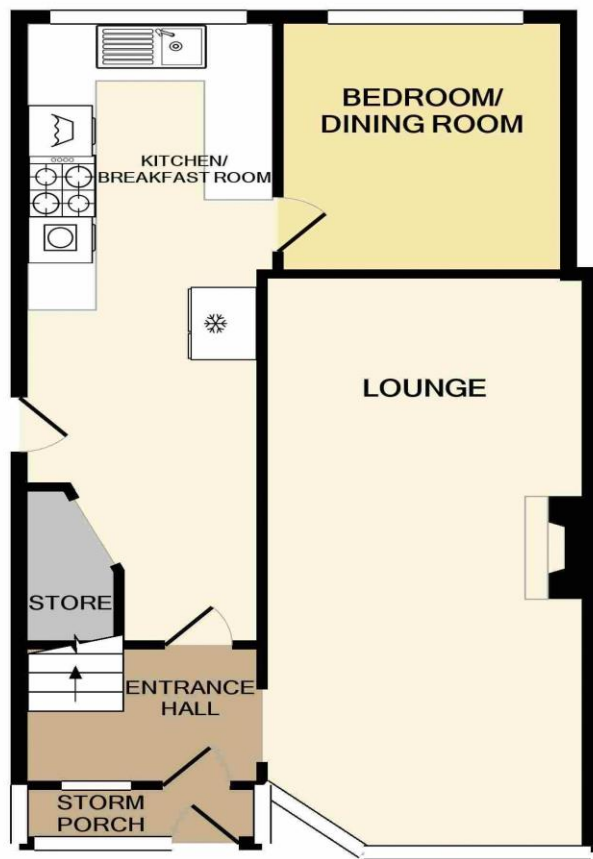
Good sized rear garden with lawn, pathway, and further garden area with rear access gate (leading to shared rear vehicle access)

### Tenure

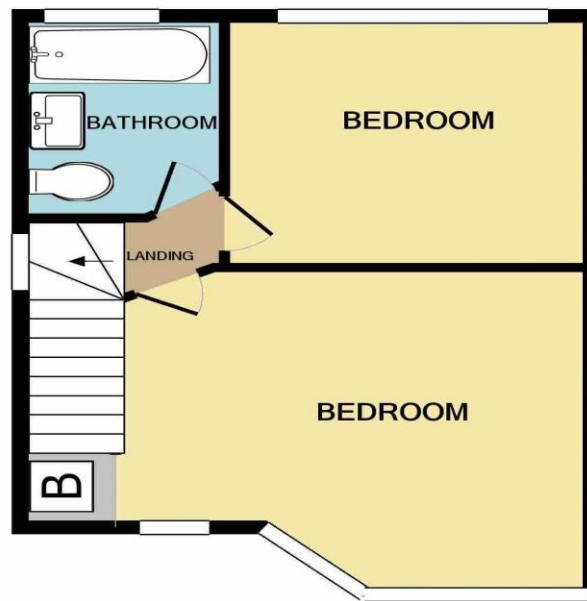
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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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