



**humberstones**  
homes

20 CONWAY AVENUE, QUINTON, BIRMINGHAM, B32 1DR

**£275,000**







### LOCATION

The property occupies a pleasant cul-de-sac position within this popular, sought after location, and is handy for local shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables direct access into Birmingham City Centre and further to the surrounding area. The property can be located turning off Hagley Road West into Clydesdale Road, then right into Conway Avenue, where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN this is a spacious 3 bedroomed semi detached family home occupying a pleasant cul-de-sac position within this popular location, offering huge potential, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, kitchen and rear lobby with downstairs wc off. First floor provides 3 bedrooms and bathroom. Outside is a good sized garage and extremely large, pleasant rear garden. Majority double glazing and Gas radiator heating. EPC rating tbc.

### Porch

Single glazed front door with side single glazed panel leads through to :-

### Entrance Hall

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

### Through Lounge/Dining Area 27' 4''(into bay) x 10' 10''(max) (8.32m x 3.30m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth housing inset coal effect gas fire, double glazed window to the rear.

### Kitchen 10' 4'' x 8' 5'' (3.15m x 2.56m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, display cabinet, electric cooker point, one and a half bowl single drainer sink with mixer tap, complimentary tiling to the walls, and door leads to :-

### Rear Lobby

Double glazed window to the rear, useful built in storage cupboard, door to Garage and further door to :-

### Downstairs WC

Double glazed window to the rear and WC.

### First Floor Landing

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

### Bedroom One 13' 5''(into bay) x 10' 3''(to back of wardrobe) (4.09m x 3.12m)

Double glazed bay window to the rear with delightful outlook over rear garden, radiator and fitted wardrobes with hanging rail and storage.

### Bedroom Two 13' 6''(into bay) x 10' 9''(max) (4.11m x 3.27m)

Double glazed bay window to the front. Radiator.

### Bedroom Three 8' 5'' x 7' 8'' (2.56m x 2.34m)

Double glazed window to the rear with pleasant outlook, and radiator.

### Bathroom

Double glazed window to the front, radiator, and coloured suite comprising :- pedestal wash handbasin, wc, complimentary tiling to the walls and built in airing cupboard.

### Front

Drive providing off road parking and leading to the accommodation.

### Garage 24' 0''(at widest point, narrowing to 13'2'') x 20' 7''(max) (7.31m x 6.27m)

Up and over door, double glazed window and door to the rear garden

### Rear Garden

Superb feature of the property offering very large and pleasant rear garden with patio, extensive lawn area and shrub border.

### 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.





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.

**Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – [sales@humberstoneshomes.co.uk](mailto:sales@humberstoneshomes.co.uk)**





