



**humberstones**  
homes

17 LUNT GROVE, QUINTON, BIRMINGHAM, B32 1LN

**£185,000**





### LOCATION

The property occupies a pleasant cul-de-sac position within this convenient, established neighbourhood and is handy for shopping facilities, amenities, bus route and schools, 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 Higgins Lane into Lunt Grove where the property is then situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious 3 bedroom semi detached home occupying a pleasant cul-de-sac position, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, lounge, separate dining room, kitchen and side passage. First Floor provides 3 bedrooms and shower room. Outside is a good sized rear garden and DOUBLE GARAGE at the rear of the garden. Double glazed and gas radiator heating. EPC rating D.

### Porch

Front door leads to :-

### Entrance Hall

Radiator, staircase rising to the First Floor, and doors off to :-

### Lounge 13' 6" x 10' 0" (4.11m x 3.05m)

Double glazed window to the front. Radiator.

### Dining Room 11' 10" x 10' 0" (3.60m x 3.05m)

Double glazed window to the rear, radiator and doorway leads through to :-

### Kitchen 13' 2"(max) x 5' 4"(plus recess) (4.01m x 1.62m)

Double glazed window to the rear, base and wall mounted units, work surface area, single drainer sink with cupboard below, central heating boiler, and door to :-

### Side Passage

Door to the front and door to the rear garden



### First Floor Landing

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

### Bedroom One 13' 2"(to back of wardrobe) x 11' 0"(max) (4.01m x 3.35m)

Double glazed window to the rear, radiator, and fitted wardrobe with sliding doors, and hanging rail.

### Bedroom Two 10' 7"(plus door recess) x 10' 0" (3.22m x 3.05m)

2 Double glazed windows to the front. Radiator.

### Bedroom Three 7' 0" x 6' 8" (2.13m x 2.03m)

Double glazed window to the front and radiator.

### Shower Room 6' 5"(plus store) x 6' 2" (1.95m x 1.88m)

Double glazed window to the rear, radiator, wash handbasin, wc, and shower cubicle with screened door, shower, complimentary tiling to the walls and built in storage cupboard.

### Front

Drive providing off road parking and leading to the accommodation.

### Rear Garden

Pleasant good sized rear garden with patio, garden area, and rear access gate.

### Double Garage

At the rear of the garden, accessed via shared rear 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.



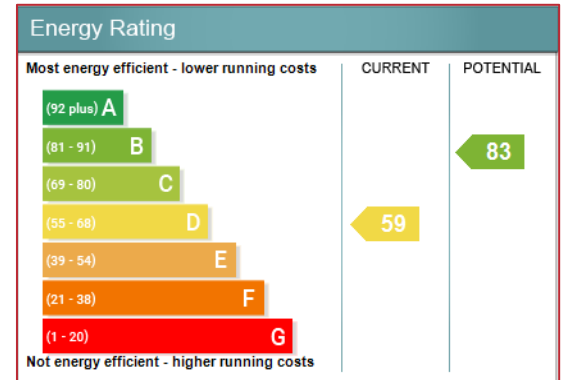


GROUND FLOOR



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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