



humberstones
homes

167 QUINTON LANE, QUINTON, BIRMINGHAM, B32 2TY

£267,500





LOCATION

The property occupies a prominent corner position within this popular, sought after location and is handy for shopping facilities, amenities, bus route and schools, whilst Harborne Town Centre is just a short distance away. Local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Clive Road, at the island turn left into Quinton Lane where the property is situated a distance along on the left hand side on the corner of Quinton Lane and Beech Avenue as indicated via the agents for sale board.

DESCRIPTION

This is a spacious and well presented 3 bedroomed traditional style semi detached home occupying a prominent corner position, offering potential to extend (subject to planning permission etc). Situated within this popular neighbourhood, set back from the road behind a good sized foregarden and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, double doors to dining room, kitchen and conservatory. First floor provides 3 bedrooms and spacious bathroom. Outside are good sized gardens, with drive at the rear (accessed via Beech Avenue) leading to Garage. Double glazed and Gas radiator heating. EPC rating D.

Porch

Single glazed front door with side single glazed panels having leaded detailing lead through to :-

Entrance Hall

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

Lounge 15' 9"(max) x 10' 9"(max) (4.80m x 3.27m)

Double glazed window to the rear, radiator, attractive feature fire surround with hearth housing inset fire. Double glazed door to the rear garden and double opening doors lead through to :-

Dining Room 13' 8"(into bay) x 11' 9"(max) (4.16m x 3.58m)

Double glazed bay window to the front, 2 radiators and return door to the Hall.

Kitchen 10' 11" x 7' 2" (3.32m x 2.18m)

Double glazed window to the rear, radiator, base units, tiled work surface area, wall cupboards, feature sink with ornate mixer tap, complimentary tiling to the walls, useful understair store and door leads to :-



Conservatory 18' 6" x 8' 10" (5.63m x 2.69m)

Double glazed windows, radiator and double glazed double opening doors onto the rear garden.

First Floor Landing

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

Bedroom One 14' 4"(into bay) x 11' 11"(max) (4.37m x 3.63m)

Double glazed bay window to the front providing pleasant distant views of the surrounding area, radiator, traditional style feature fireplace and built in wardrobe/store.

Bedroom Two 12' 10" x 10' 10"(max) (3.91m x 3.30m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Three 8' 2" x 6' 1" (2.49m x 1.85m)

Double glazed window to the front and radiator.

Bathroom 8' 6" x 7' 1" (2.59m x 2.16m)

Double glazed window to the rear and side, heated towel rail and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and tiling to the walls.

Front

Good sized foregarden with garden extending to the side, and pathway leading to the accommodation.

Rear Garden

Pleasant good sized rear garden extending to the side and comprising :- Patio, lawn area, shrub border and drive at the rear (accessed via Beech Avenue) leading to GARAGE AT THE REAR.

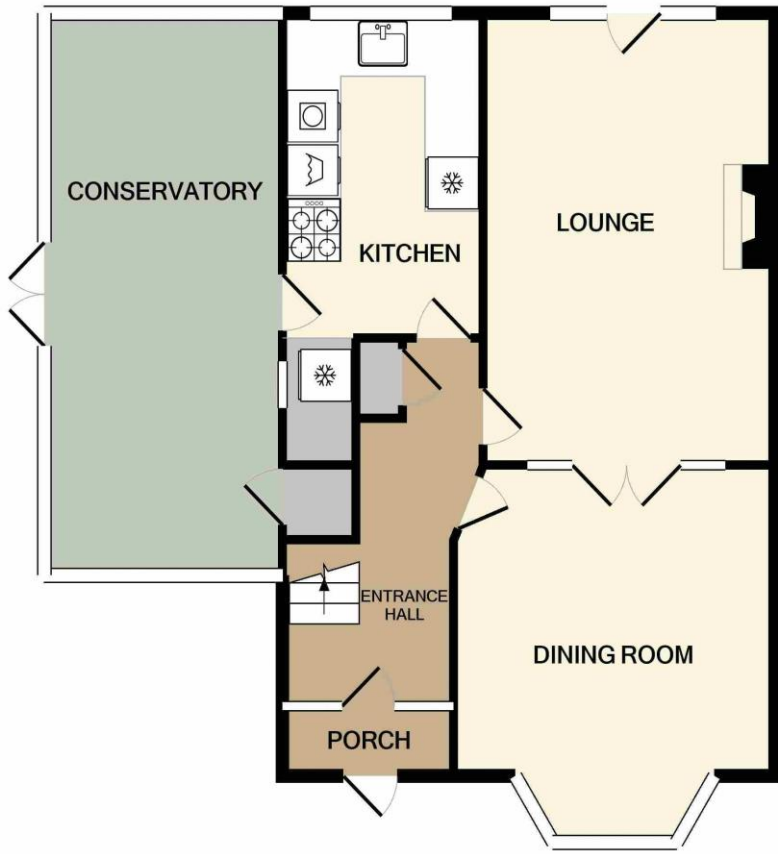
Tenure

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.

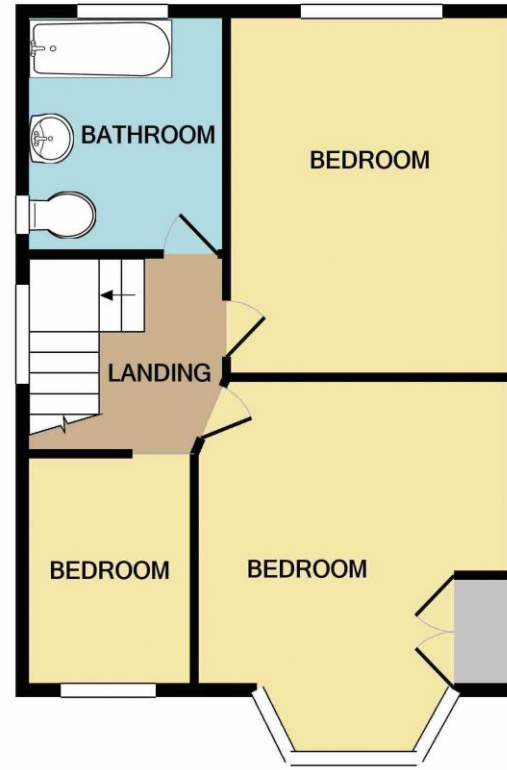
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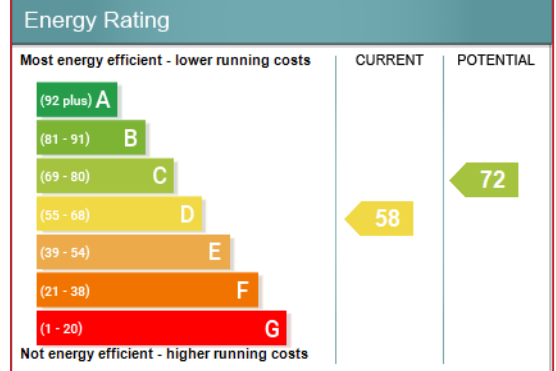


GROUND FLOOR



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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