



humberstones
homes

53 EDENHALL ROAD, QUINTON, BIRMINGHAM, B32 1DB
£370,000





LOCATION

Set in sought after part of the of Quinton in an attractive tree lined road, close to local shops and businesses on Hagley Road, Tesco superstore, local schools and and bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Hagley Road West into Stoney Lane, which continues into Ridgacre Road, turning left into Edenhall Road where the property can be found on the left hand side.

DESCRIPTION

The property is an extended traditional style semi detached family home which offers very well presented accommodation throughout, has been considerably improved, including a new roof and has a delightful rear garden with sunny aspect. The accommodation briefly comprises on the ground floor of Entrance Porch, Reception Hall, Guests wc, Dining Room, Lounge with double doors to rear garden and re-fitted Kitchen. At first floor level there is a landing, four good sized Bedrooms and luxury re-fitted Bathroom with separate shower. Externally to the front there is a driveway providing off road parking and access to the garage used as storage (not large enough for a car). To the rear there is a delightful garden with lovely cottage style terrace area overlooking the lawn. gas central heating and double glazing. EPC Rating: E

Porch

Front door leads through to :-

Entrance Hall

Having wooden style flooring, radiator, stairs to first floor landing, and doors off to :-

Guests WC

Having part tiling to walls, low level wc, hand basin and wooden style floor.

Dining Room 13' 2"(into bay) x 12' 5"(max) (4.01m x 3.78m)

Having a double glazed bay window to the front, radiator, wooden style floor, inset coal effect fire, and opening through to :-

Lounge 15' 0"(max) x 11' 8"(max) (4.57m x 3.55m)

Double glazed window with pleasant outlook over rear garden, radiator, wooden style floor, inset coal effect fire, double glazed double opening doors onto the rear garden.

Re-Fitted Kitchen (L-shaped) 19' 3"(max) x 14' 4"(max) (5.86m x 4.37m)

Double glazed window to the rear, 2 radiators, fine range of base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, plumbing for washing machine, breakfast bar, and double glazed door to the rear garden.

First Floor Landing

Having doors to all rooms and loft access to useful roof space having velux window to the rear..

Bedroom One 14' 5"(into bay) x 11' 8"(max) (4.39m x 3.55m)

Double glazed bay window to the rear providing delightful outlook over rear garden, radiator and feature traditional style tiled fireplace.

Bedroom Two 14' 5"(into bay) x 11' 10"(to back of wardrobe) (4.39m x 3.60m)

Double glazed bay window to the front, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Three 13' 4" x 6' 7" (4.06m x 2.01m)

Double glazed window to the front. Radiator.

Bedroom Four 9' 6" x 6' 8" (2.89m x 2.03m)

Double glazed window to the front and radiator.

Re-Fitted Bathroom 8' 7"(max) x 8' 2"(max) (2.61m x 2.49m)

Double glazed window to the side and rear, heated towel rail and attractive suite comprising :- Feature bath, wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Drive providing off road parking, pleasant foregarden and leading to the accommodation.

Garage/Useful Store 17' 4" Approx x 6' 6" (5.28m x 1.98m)

Having up and over door and light (Not suitable for a car).

Rear Garden

Delightful rear garden with sunny aspect having cottage style terrace with picket fence, the remainder being predominantly laid to lawn with well stocked shrub borders. To the far end there is timber framed summerhouse and 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.

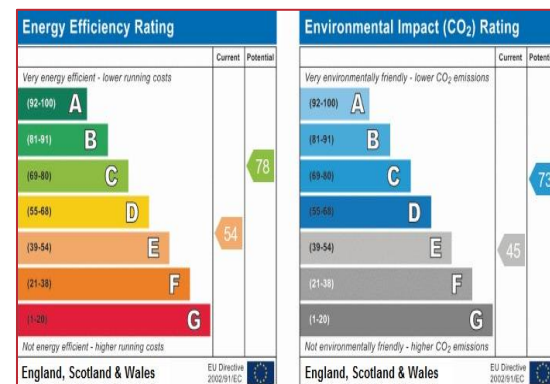
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