



humberstones
homes

68 EDISON GROVE, QUINTON, BIRMINGHAM, B32 2SQ
£152,500





LOCATION

The property is conveniently situated within this 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 Quinton Road West into Gorsy Road, then second left into Edison Road where the property is situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious 3 bedroom end terrace home, conveniently situated within cul-de-sac location, briefly comprising the following accommodation :- On the ground floor is an entrance hall, spacious through lounge/dining area, and kitchen. First floor providing landing, 3 bedrooms and bathroom. Outside is a pleasant rear garden and useful side store. Double glazed and gas central heating. EPC rating D.

Entrance Hall

Staircase rising to the first floor, and doors off to :-

Through Lounge/Dining Area 21' 1" (max overall) x 11' 10" (max) (6.42m x 3.60m)

Double glazed window to the rear, double glazed window to the front, 2 radiators and door leads through to :-

Kitchen 15' 9" (max into recess) x 8' 10" (max) (4.80m x 2.69m)

Double glazed window to the rear, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point, complimentary tiling to the walls, door to the rear garden, return door to the Hall and doorway leads to :-

Good sized Walk in store 11' 2" (max) x 4' 9" (3.40m x 1.45m)

Useful storage area.



First Floor Landing

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

Bedroom One 14' 1" x 10' 0" (plus storage recess) (4.29m x 3.05m)
Double glazed window to the front, radiator and useful storage recess.

Bedroom Two 12' 5" x 7' 10" (plus storage cupboard) (3.78m x 2.39m)

Double glazed window to the front, radiator and built in storage cupboard.

Bedroom Three 10' 1" x 6' 10" (3.07m x 2.08m)

Double glazed window to the rear and radiator.

Bathroom 8' 2" x 4' 9" (2.49m x 1.45m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath, wash handbasin, wc, and complimentary tiling to the walls.

Front

Lawn foregarden and pathway leads to the accommodation.

Rear Garden

Pleasant rear garden with patio, shaped lawn, pathway, shrub border, rear access gate and USEFUL SIDE STORE.

Tenure

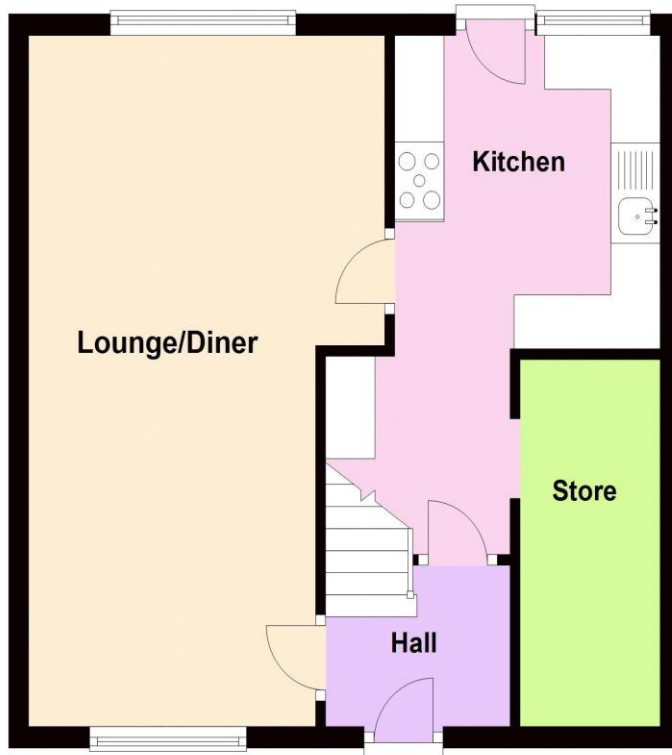
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.

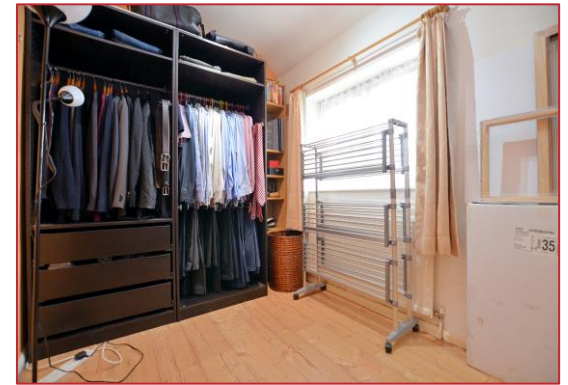
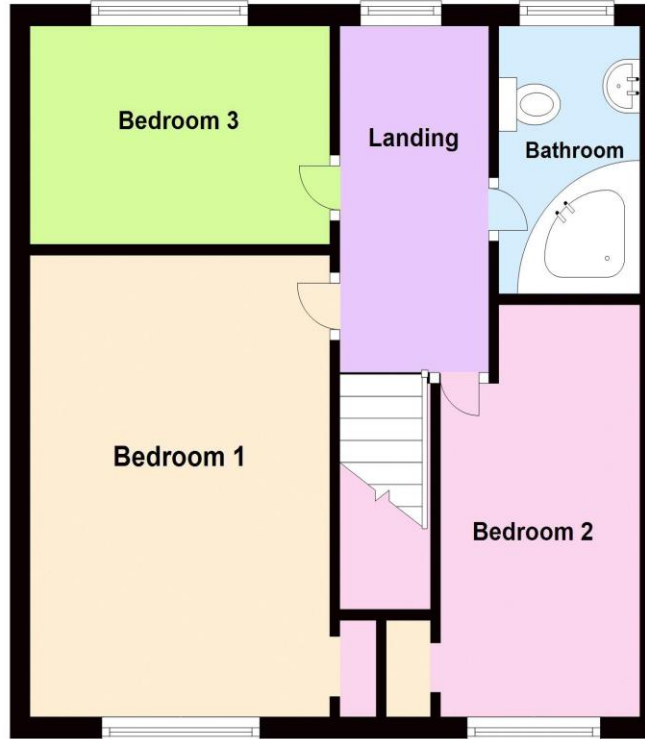
Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (426.8 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
		83
	59	
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

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