



**humberstones**  
homes

18 BENT AVENUE, QUINTON, BIRMINGHAM, B32 2TD  
**£270,000**





### LOCATION

The property occupies a pleasant cul-de-sac position within this popular location 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 Worlds End Lane into Glyn Road, then left into Bent Avenue where the property is then situated a short distance along on the left hand side as indicated via the agents for sale board.

### DESCRIPTION

This is a superb, very well presented and spacious 3 bedroom semi detached home in popular cul-de-sac location, set back from the road 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, fitted kitchen (with oven/hob), utility and downstairs shower room/wc. First floor provides 3 bedrooms and bathroom. Outside is an EXTREMELY LARGE, PLEASANT REAR GARDEN and DOUBLE GARAGE at the rear of the garden. Double Glazed and Gas central heating. EPC rating D.

#### Porch

Front door with leaded detailing leads through to :-

#### Entrance Hall

Double glazed window to the front, radiator, staircase rising to the First Floor and doors off to :-

#### Through Lounge/Dining Area 26' 1" (into bay and into door recess) x 10' 5" (max) (7.94m x 3.17m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect fire. Double glazed, double opening doors onto the rear garden.

#### Fitted Kitchen 13' 5" (max) x 6' 9" (4.09m x 2.06m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, concealed central heating boiler, ceiling spot lights and door leads to :-

#### Utility

Radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, ceiling spot lights, door to the front, door to the rear garden and further door leads through to :-

#### Downstairs Shower Room 6' 8" x 5' 1" (2.03m x 1.55m)

Double glazed window to the rear, radiator, low level flush wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.



### First Floor Landing

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

#### Bedroom One 12' 6" (into bay) x 11' 5" (max) (3.81m x 3.48m)

Double glazed bay window to the front providing delightful outlook over the rear garden, radiator and built in storage cupboard.

#### Bedroom Two 13' 6" (into bay) x 10' 5" (max) (4.11m x 3.17m)

Double glazed bay window to the front. Radiator.

#### Bedroom Three 7' 9" x 6' 10" (2.36m x 2.08m)

Double glazed window to the front and radiator.

#### Bathroom 8' 0" x 5' 11" (2.44m x 1.80m)

Ceiling spot lights, double glazed window to the rear, loft access and suite comprising :- Bath with shower over, pedestal wash handbasin low level flush wc and complimentary tiling to the walls.

### Front

Drive providing off road parking and leading to the accommodation.

### Rear Garden

Superb feature of the property offering an extremely large rear garden comprising :- Patio, large lawn area, pathway and additional patio area at the rear.

#### Double Garage 20' 0" x 16' 0" (6.09m x 4.87m)

At the rear of the garden with 2 up and over doors, power and door to the Rear Garden.

### 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.



