



humberstones
homes

28 MAX ROAD, QUINTON, BIRMINGHAM, B32 1LB

£235,000





LOCATION

The property occupies a pleasant cul-de-sac position within this popular 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 Worlds End Lane into Max Road where the property is situated on the left hand side.

DESCRIPTION

This is a thoughtfully improved and well presented 3 bedroomed semi detached home occupying a pleasant cul-de-sac position within this popular location, briefly comprising the following accommodation :- On the ground floor is an Entrance hall, spacious through lounge/dining area, and fitted kitchen (with integral oven/hob and integrated dishwasher). First floor provides 3 bedrooms and bathroom. Outside is a drive providing off road parking, and pleasant good sized rear garden. DG & GCH. EPC rating E.

Entrance Hall

Staircase rising to the first floor, radiator, useful understairs storage cupboard housing the central heating boiler.

Through Lounge/Dining Area 30' 0" (max overall) x 11' 0" (max) (9.14m x 3.35m)

Comprising :-

Lounge Area

Double glazed bay window to the front, radiator, attractive feature fire surround housing electric fire. Opening through to :-

Dining Area

Radiator, laminated style floor, and double glazed double opening doors onto the rear garden.

Fitted Kitchen 13' 4" (max) x 7' 11" (max) (4.06m x 2.41m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, single drainer sink with ornate mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated dishwasher, complimentary tiling to the walls, and double glazed door to the side providing access to the rear garden.



First Floor Landing

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

Bedroom One 12' 10" (into bay) x 10' 5" (max) (3.91m x 3.17m)

Double glazed bay window to the rear providing pleasant outlook. Radiator.

Bedroom Two 13' 2" (into bay) x 10' 1" (max) (4.01m x 3.07m)

Double glazed bay window to the front, radiator.

Bedroom Three 6' 11" x 6' 3" (2.11m x 1.90m)

Double glazed window to the front. Radiator.

Bathroom 7' 0" x 5' 10" (2.13m x 1.78m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant good sized rear garden with patio, large lawn area, shrubbed border and side access gate.

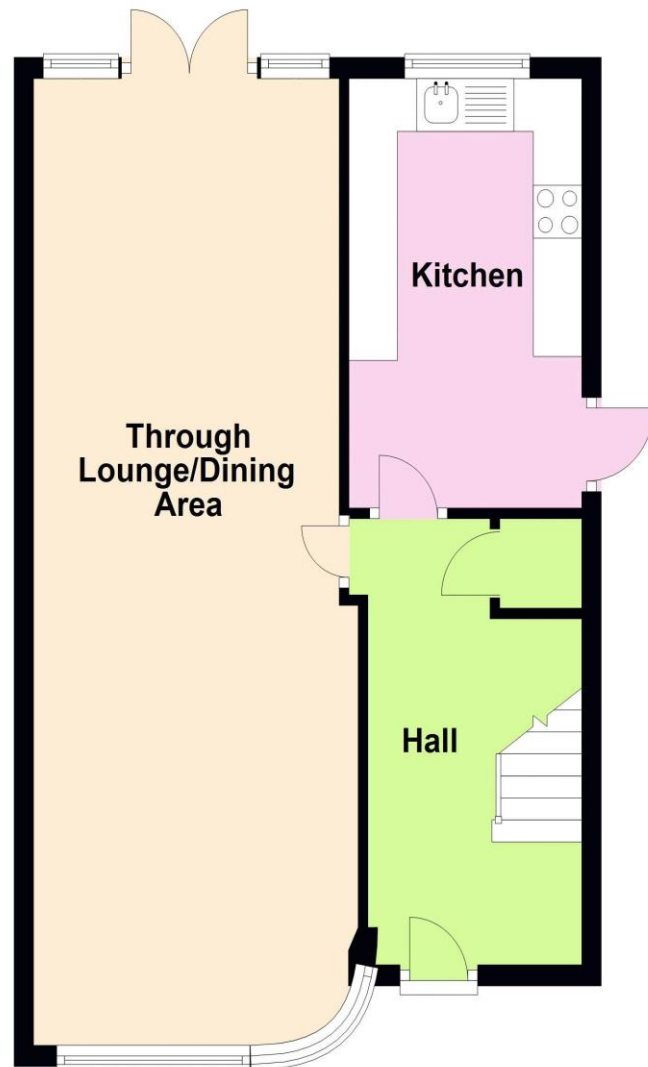
Tenure

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.

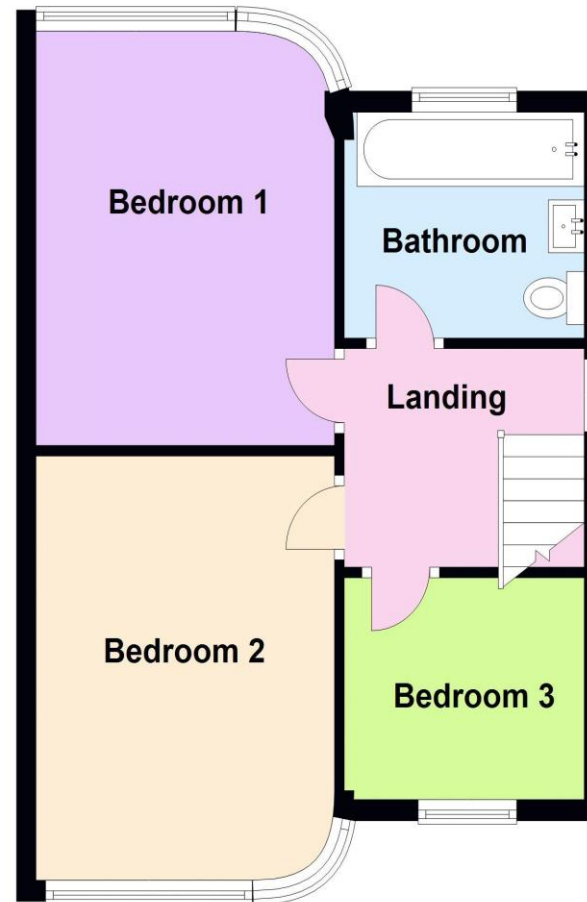
Property Related Services

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Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
		Very environmentally friendly - lower CO ₂ emissions	
		(92-100) A	
		(81-91) B	
		(69-80) C	
		(55-68) D	
		(39-54) E	
		(21-38) F	
		(1-20) G	
		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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