



humberstones
homes

33 BEVERLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1HB
£330,000





LOCATION

Beverley Court Road is an extremely popular and very sought after tree lined residential road within this popular part of Quinton and is handy for shopping facilities, amenities, bus route and school, whilst Hagley Road West provides direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Edenhall Road, then second left into Beverley Court Road where the property is situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Stunning, considerably improved and extended, 3 bedroomed traditional style semi detached home in popular very sought after location, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is an entrance hall, dining room, spacious lounge opening through to superb extended L shaped re-fitted family kitchen. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a narrow garage/useful store and pleasant rear garden.. Majority double glazed and gas central heating. EPC rating D.

Entrance Hall

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

Downstairs WC

Wash handbasin, wc and tiling to the walls.

Dining Room 14' 0" (into bay) x 12' 5" (max) (4.26m x 3.78m)

Double glazed bay window to the front, radiator, fitted shelving and storage cupboard to recess

Open plan Sitting Area/Extended and Re-Fitted Kitchen

Comprising :-

Sitting Area 12' 8" x 12' 0" (3.86m x 3.65m)

Radiator and opening through to :-

Super Open Plan Extended and Re-Fitted Kitchen (L-shaped) 24' 5" (max) x 18' 9" (max) (7.44m x 5.71m)

Double glazed window to the rear, under floor heating, fine range of quality 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, integrated dishwasher, ceiling spot lights, double glazed door to the rear garden, and further double glazed sliding patio door to the rear garden. Door to Garage/Store

First Floor Landing

Single glazed window to the side with leaded detailing and doors off to all First Floor Accommodation.

Bedroom One 15' 5" (into bay) x 12' 0" (max) (4.70m x 3.65m)

Double glazed bay window to the rear, radiator and picture rail.

Bedroom Two 14' 5" (into bay) x 12' 2" (max) (4.39m x 3.71m)

Double glazed bay window to the front and radiator.

Bedroom Three 8' 6" x 6' 4" (2.59m x 1.93m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 8' 8" x 7' 10" (2.64m x 2.39m)

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

Front

Lawn foregarden, and drive providing off road parking, leading to the accommodation.

Narrow Garage/Useful Store 15' 1" x 6' 8" (4.59m x 2.03m)

Opening doors to the front. Door to Kitchen.

Rear Garden

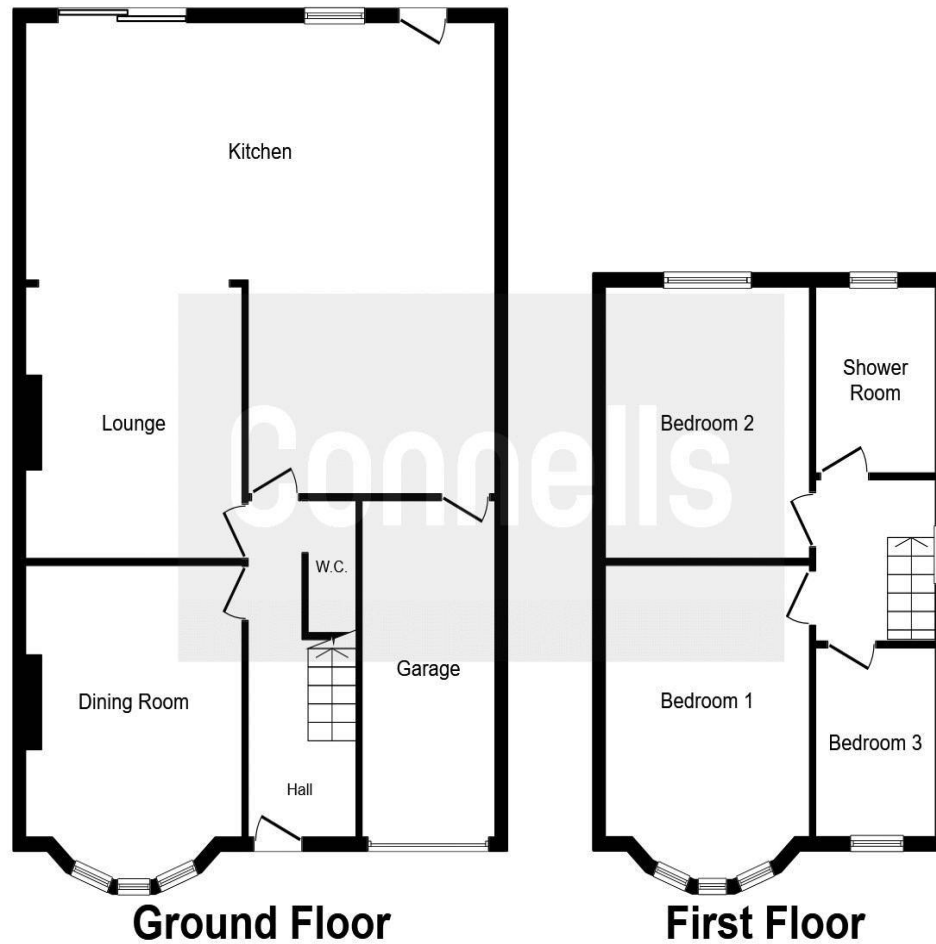
Patio and lawn area.

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Connells. Powered by www.focalagent.com

