



humberstones
homes

7 WORLDS END LANE, QUINTON, BIRMINGHAM, B32 1JB

£275,000





LOCATION

The property occupies a pleasant position within this popular sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables commuting into Birmingham City Centre. The property can be located turning off Hagley Road West into Clive Road, at the island proceed straight on into Worlds End Lane where the property is situated on the right hand side.

DESCRIPTION

This is a very well presented and much improved 3 bedroom traditional style semi detached home in popular location, with 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, and extended, fitted kitchen (having integral oven/hob and integrated fridge/freezer). First floor provides 3 bedrooms and re-fitted bathroom. Outside is a pleasant rear garden. Double glazed and gas central heating. EPC rating D.

Porch

Double glazed front door with side double glazed panel leads through to :-

Entrance Hall

Radiator, staircase rising to the First Floor, and doors off to :-

Through Lounge/Dining Area

Comprising :-

Lounge Area 15' 10"(into bay) x 11' 1"(max) (4.82m x 3.38m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth housing inset coal effect living flame fire, archway leads through to :-

Dining Area 15' 5"(max) x 10' 5"(max) (4.70m x 3.17m)

Double glazed picture windows to the rear, radiator and double glazed double opening doors onto the rear garden.

Extended Kitchen 18' 8" x 8' 5"(max) (5.69m x 2.56m)

Double glazed window to the rear, radiator, range of base and wall mounted units, work surface area, display cabinets, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated fridge/freezer, complimentary tiling to the walls, double glazed door to the rear garden and useful walk in understair store/pantry.



First Floor Landing

Double glazed window to the side, loft access (pull down ladder) and doors off to all First Floor Accommodation.

Bedroom One 16' 4"(into bay) x 10' 6"(to back of wardrobe) (4.97m x 3.20m)

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

Bedroom Two 15' 5"(into bay) x 10' 5"(to back of wardrobe) (4.70m x 3.17m)

Double glazed bay window to the rear providing pleasant outlook, radiator and built in wardrobes.

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 6' 3" (2.64m x 1.90m)

Double glazed window to the side, and rear, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, wc, ceiling spot lights, tiling to the walls and storage cupboard housing the central heating boiler.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

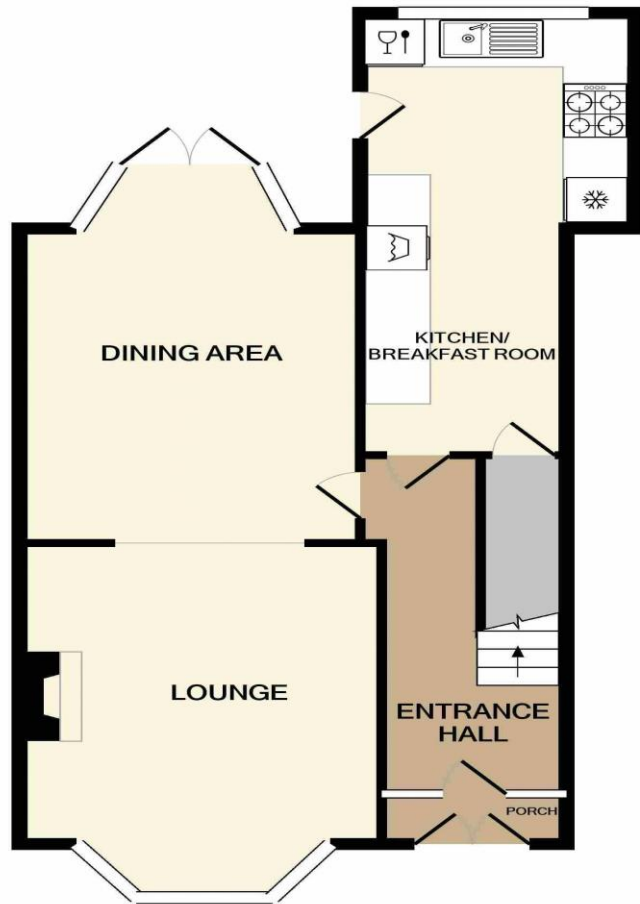
Pleasant rear garden with patio, lawn area and rear access gate.

Tenure

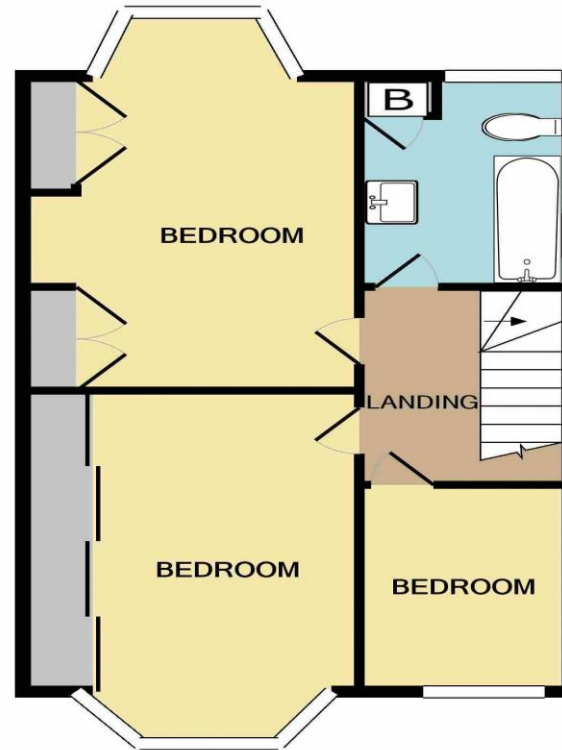
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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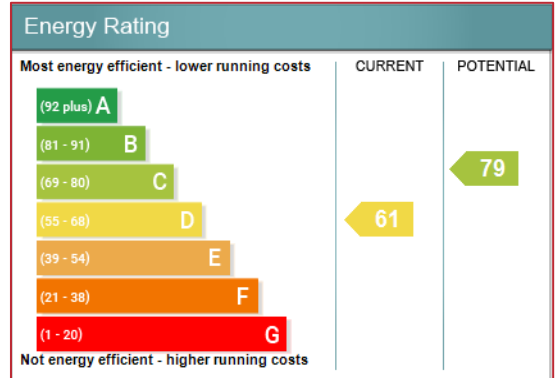


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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