



**humberstones**  
homes

227 QUINTON ROAD WEST, QUINTON, BIRMINGHAM, B32 2RJ  
**£180,000**







### LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities, bus route and schools, whilst the local major road network enables commuting to Q.E Hospital, Birmingham City Centre and further to the surrounding areas. The property can be located turning off Ridgacre Road into Quinton Road West, proceed straight on at the Island and continue along Quinton Road West where the property is then situated a distance along on the left hand side.

### DESCRIPTION

Offered for sale is this good sized and well presented 2 bedroomed mid terrace home in popular location, with off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, breakfast kitchen and utility/veranda. First floor provides 2 double bedrooms and shower room. Outside is a pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

### Porch

Front door leads through to :-

### Entrance Hall

Staircase rising to the First Floor, radiator, useful understair recess and doors off to :-

### Lounge 15' 0''(max) x 11' 4''(max) (4.57m x 3.45m)

Double glazed bow window to the front, radiator, laminated style floor and attractive feature fire surround with hearth.

### Breakfast Kitchen 17' 7''(max) x 9' 0''(max) (5.36m x 2.74m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, door leads through to :-

### Utility/Veranda 7' 5'' x 7' 2'' (2.26m x 2.18m)

Double glazed window to the rear, work surface area, double glazed double opening doors to the rear garden.



### First Floor Landing

Loft access and doors off to all First Floor Accommodation :-

### Bedroom One 19' 6''(into recess) x 10' 9''(max) (5.94m x 3.27m)

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

### Bedroom Two 11' 6''(plus door recess) x 8' 8''(plus storage cupboard) (3.50m x 2.64m)

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

### Shower Room 7' 7'' x 5' 5'' (2.31m x 1.65m)

2 Double glazed windows to the rear, heated towel rail and suite comprising :- WC, Wash handbasin, and shower cubicle with screened door and shower.

### Front

Drive providing off road parking and leading to the accommodation.

### Rear Garden

Pleasant good sized rear garden with patio, access to shared side entry, small lawn area, pathway and further patio at the rear.

### Tenure

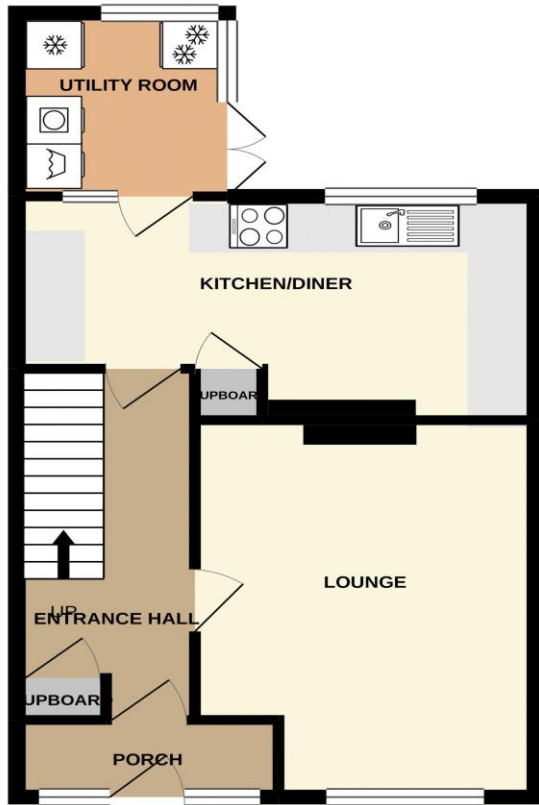
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### Property Related Services

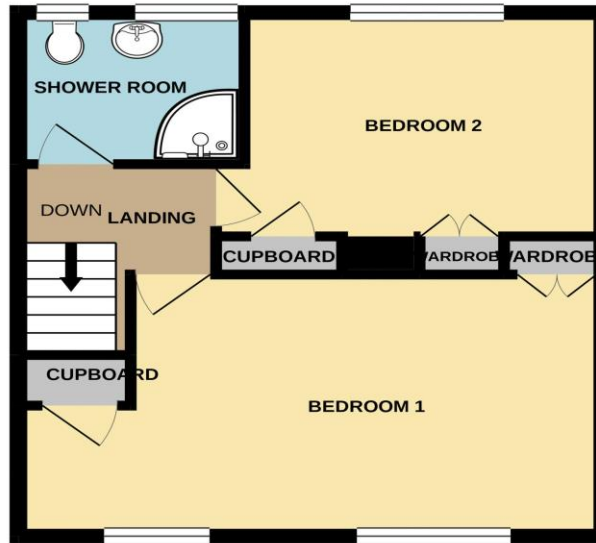
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	82
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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