



humberstones
homes

33A HIGH STREET, QUINTON, BIRMINGHAM, B32 1AG

£215,000





LOCATION

The property is situated within this popular part of Quinton and is very handy for a large amount of shopping facilities (including Asda store), whilst other amenities including Gym and Cinema are close by. Hagley Road West enables commuting into Birmingham City Centre and M5 Motorway (J3) provides access to the surrounding area. The property can be located turning off Hagley Road West into High Street, where the property is situated a distance along on the right hand side as indicated via the agents for sale board.

DESCRIPTION

This is a spacious and well presented 4 bedroom mid terrace home in popular location, handy for local shops and bus route, briefly comprising the following accommodation :- On the ground floor is a spacious lounge, double doors to Fitted breakfast kitchen (with integral oven/hob), rear Hall. First floor provides 4 bedrooms and bathroom. Outside is a good sized pleasant rear garden. Double glazed and Gas central heating. EPC rating E.

Lounge 16' 0"(plus store) x 14' 6"(max) (4.87m x 4.42m)

Double glazed window to the front, radiator, built in storage cupboard, good sized understair store and double doors lead through to :-

Fitted Breakfast Kitchen 15' 1" x 10' 9"(max) (4.59m x 3.27m)

2 Double glazed windows to the rear providing pleasant outlook over rear garden, radiator, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, complimentary tiling to the walls and door leads to :-

Rear Vestibule

Staircase rising to the First Floor and double glazed door to the rear garden.



First Floor Landing

Radiator, loft access (pull down ladder), and doors off to all First Floor Accommodation.

Bedroom One 12' 11"(max) x 11' 2"(max) (3.93m x 3.40m)

Double glazed window to the rear with pleasant outlook over rear garden. Radiator.

Bedroom Two 10' 9"(max) x 10' 6"(max) (3.27m x 3.20m)

Double glazed window to the front and radiator.

Bedroom Three 11' 6"(max) x 7' 2"(max) (3.50m x 2.18m)

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

Bathroom 7' 3"(into door recess) x 7' 2"(max) (2.21m x 2.18m)

Heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc and complimentary tiling to the walls.

Rear Garden

Pleasant good sized rear garden with patio, and lawn area.

Tenure

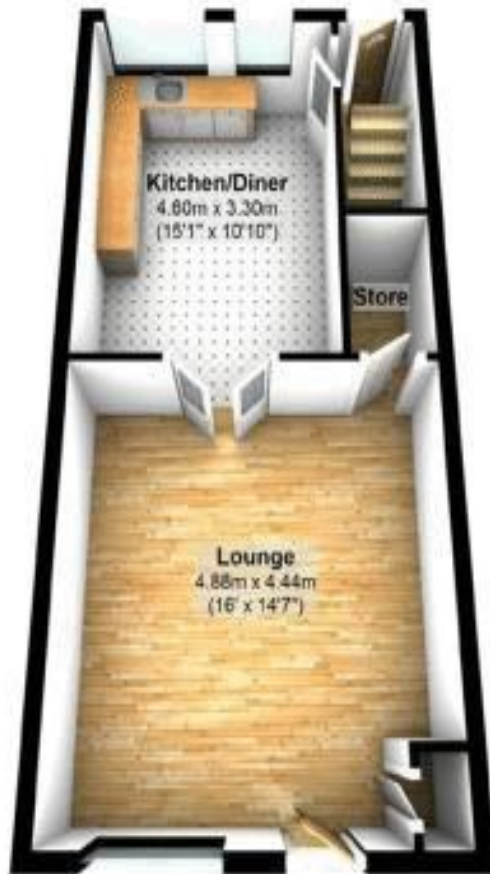
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.

Ground Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



First Floor

Approx. 46.8 sq. metres (504.3 sq. feet)



Total area: approx. 89.4 sq. metres (961.9 sq. feet)

33a High St, Quinton



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	60
(21-38)	F		
(1-20)	G		
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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