



**humberstones**  
homes

34 WHITLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1EY  
**£285,000**







### LOCATION

Whitley Court Road is a delightful tree lined road set within this extremely popular and sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables 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 first left into Whitley Court Road where the property is then situated a distance along on the right hand side.

### DESCRIPTION

Offered for sale is this superb, well presented 3 bedroom traditional style semi detached home in very popular, sought after location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall, spacious lounge, dining area, fitted kitchen (with oven/hob) and conservatory. First Floor provides 3 bedrooms, bathroom and separate WC. Outside is a pleasant rear garden. Double Glazed and Gas Central Heating. EPC rating E.

### Entrance Hall

Staircase rising to the first floor, radiator, understair storage cupboard and doors off to :-

### Lounge 14' 8"(into bay) x 11' 8"(max) (4.47m x 3.55m)

Double glazed bay window to the front, radiator, attractive feature fire surround with hearth housing coal effect fire.

### Dining Room 11' 10" x 10' 8"(max) (3.60m x 3.25m)

Radiator, double doors lead to Conservatory and opening through to :-

### Fitted Kitchen 8' 6" x 6' 8" (2.59m x 2.03m)

Double glazed window to the rear, base and wall mounted units, work surface area, integral double oven, 5 ring gas hob and cooker hood above, single drainer sink with mixer tap, complimentary tiling to the walls.



### Conservatory 9' 10" x 9' 3"(max) (2.99m x 2.82m)

Double glazed windows looking over the rear garden, and double glazed double opening doors onto the rear garden.

### First Floor Landing

Double glazed window to the side, loft access, central heating boiler and doors off to all First Floor Accommodation.

### Bedroom One 15' 1"(into bay) x 10' 9"(max) (4.60m x 3.27m)

Double glazed bay window to the front. Radiator.

### Bedroom Two 12' 0" x 10' 9"(max) (3.65m x 3.27m)

Double glazed window to the rear and radiator.

### Bedroom Three 7' 8" x 6' 8" (2.34m x 2.03m)

Double glazed window to the front and radiator.

### Bathroom 6' 7" x 5' 8" (2.01m x 1.73m)

Double glazed window to the rear, radiator, bath with shower over, wash handbasin, and complimentary tiling to the walls.

### Separate WC

Double glazed window to the side, wc, and complimentary tiling to the walls.

### Front

Drive providing off road parking and leading to the accommodation

### Rear Garden

Pleasant well maintained rear garden with gravel/patio area, lawn, shrub border.

### Tenure

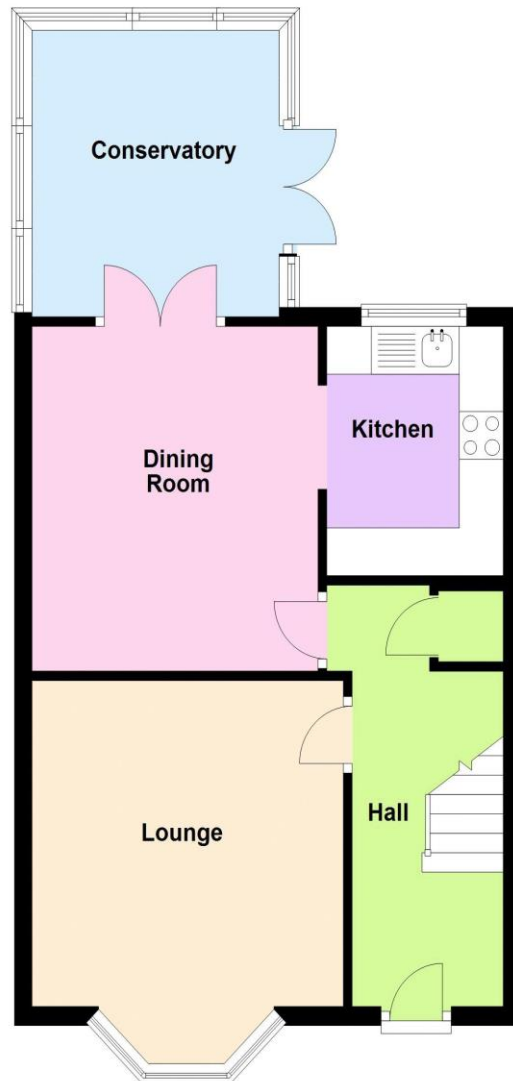
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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. 47.2 sq. metres (507.9 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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