



humberstones
homes

79 HIGGINS LANE, QUINTON, BIRMINGHAM, B32 1LJ
£210,000





LOCATION

The property occupies a pleasant position within this popular location and is handy for shopping facilities, amenities, bus route and schools, Whilst Local major road network enables commuting into Birmingham City Centre, QE Hospital and further to the surrounding areas. The property can be located turning off Ridgacre Lane into Higgins Lane where the property is then situated a distance along on the left hand side.

DESCRIPTION

Offered for sale is this spacious semi detached home in popular location with potential to improve/extend (subject to relevant planning permission). Set back from the road behind a drive providing off road parking and leading to the following accommodation :- On the Ground floor is a porch, entrance hall, spacious lounge and dining kitchen. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden. Double glazed and Gas central heating. EPC rating D.

Porch

Door leads through to :-

Entrance Hall

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

Lounge 13' 6"(max) x 10' 1" (4.11m x 3.07m)

Double glazed window to the front, radiator, and attractive feature fireplace with hearth.

Dining Kitchen 17' 8"(max) x 13' 2"(into door recess) (5.38m x 4.01m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, single drainer sink with mixer tap, gas cooker point and cooker hood above, central heating boiler, complimentary tiling to the walls, double glazed double opening doors onto the rear garden.



First Floor Landing

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

Bedroom One 13' 4"(into recess) x 11' 0"(max) (4.06m x 3.35m)

Double glazed window to the rear, and radiator.

Bedroom Two 10' 5"(plus door recess) x 10' 0" (3.17m x 3.05m)

2 Double glazed windows to the front, radiator and fitted wardrobe.

Bedroom Three 7' 2" x 6' 10"(max) (2.18m x 2.08m)

Double glazed window to the front. Radiator.

Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Good sized rear garden with Patio, lawn area, stepping stone pathway and side access gate.

Tenure

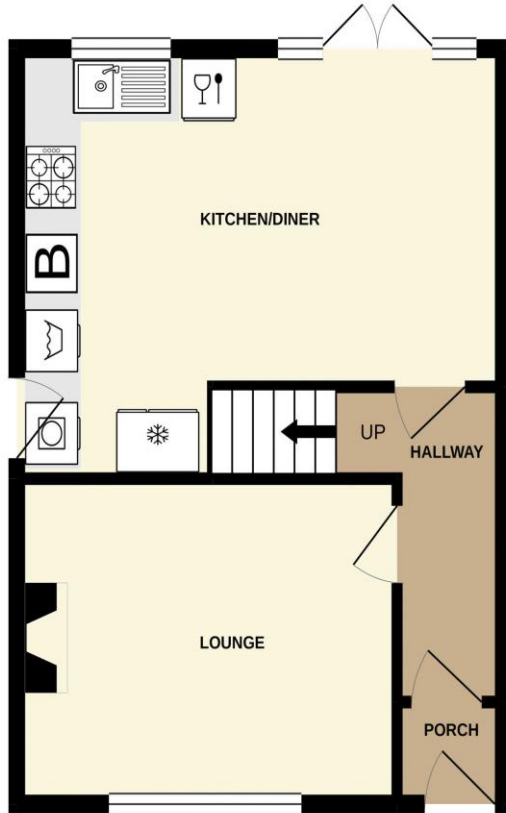
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

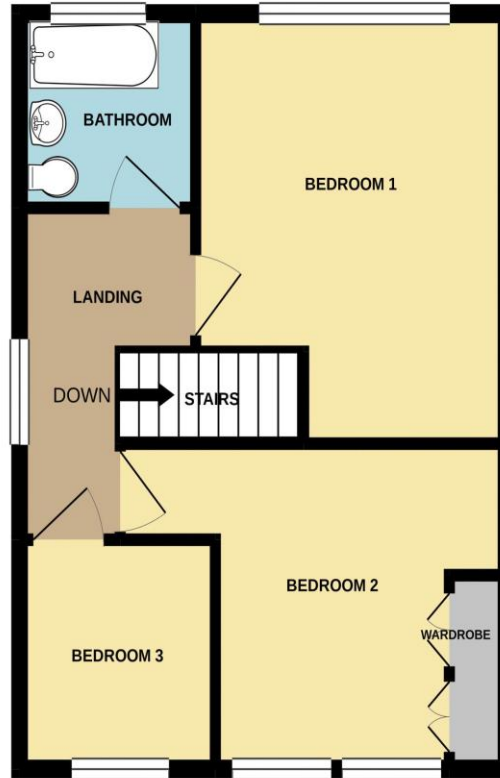
Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.



GROUND FLOOR



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.
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



