



humberstones
homes

18 EDENHALL ROAD, QUINTON, BIRMINGHAM, B32 1DA

£270,000





LOCATION

Edenhall Road is a very popular residential 'tree lined road' within the sought after 'golden triangle' part of Quinton, and is handy for shopping facilities (including large Tesco store), amenities, facilities, bus route and schools, whilst direct access onto Hagley Road West enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Edenhall Road and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN and set within the sought after 'Golden Triangle' part of Quinton, this is a traditional style semi detached family home with great potential to modernize and extend (subject to relevant planning permission), set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, Entrance hall, spacious lounge, separate dining room, kitchen and side verandah. First Floor provides 3 bedrooms, bathroom and separate wc. Outside is a Narrow garage/useful store and super good sized pleasant rear garden. Majority double glazed and gas central heating. EPC rating D.

Porch

Single glazed front door with side single glazed panel leading through to :-

Entrance Hall

Radiator, staircase with handrail rising to the first floor, useful under stair store/pantry, and doors lead off to :-

Lounge 15' 0"(into door recess) x 12' 0"(max) (4.57m x 3.65m)

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

Dining Room 14' 7"(into bay) x 12' 5"(max) (4.44m x 3.78m)

Double glazed bay window to the front. Radiator.

Kitchen 8' 8" x 7' 11" (2.64m x 2.41m)

Double glazed window looking over the rear garden, radiator, base and wall mounted units, work surface area, single drainer sink with cupboard below, electric cooker point, complimentary tiling to the walls and single glazed door leads to :-



Side Verandah/Utility Area

Work surface area, central heating boiler, single glazed door to the rear garden and door to Garage/Store.

First Floor Landing

Single glazed window to the side with leaded detailing, loft access and doors off to all First Floor Accommodation.

Bedroom One 14' 6"(into bay) x 12' 0"(max) (4.42m x 3.65m)

Double glazed window to the front and radiator.

Bedroom Two 14' 6"(into bay) x 12' 0"(max) (4.42m x 3.65m)

Double glazed bay window to the rear providing delightful outlook over rear garden. Radiator

Bedroom Three 8' 5" x 6' 5" (2.56m x 1.95m)

Double glazed window to the front and radiator.

Bathroom 8' 0" x 6' 0" (2.44m x 1.83m)

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

Front

Drive providing off road parking and leading to the accommodation

Narrow Garage/Useful Store 15' 5" x 7' 0" (4.70m x 2.13m)

Double doors to the front.

Rear Garden

Superb feature of the property offering good sized rear garden comprising :- Patio, shaped lawn, well stocked shrub border, additional lawn area.

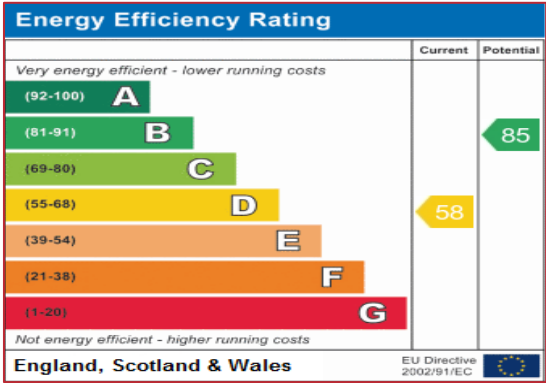
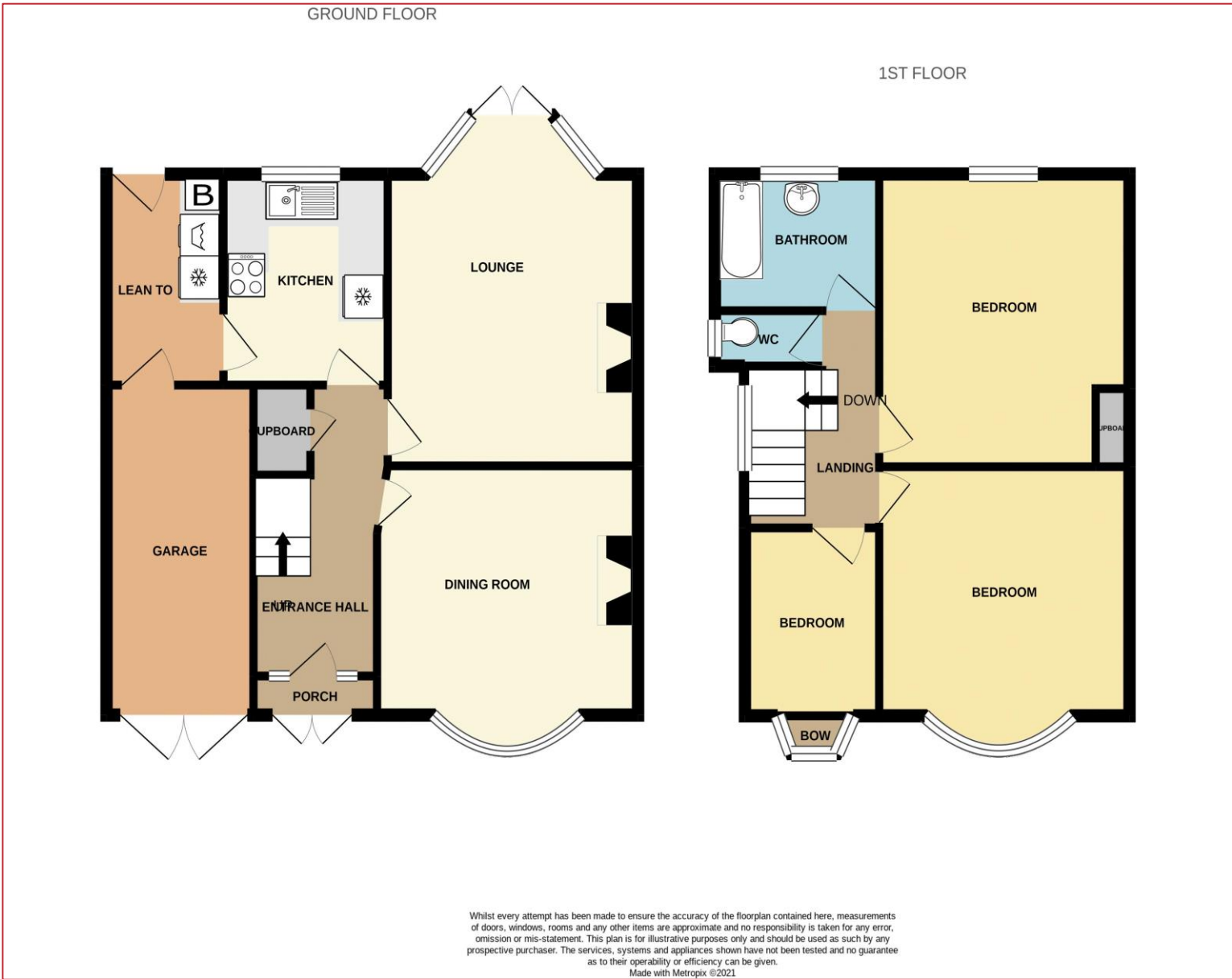
Tenure

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.





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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