



humberstones
homes

40 BEVERLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1HD
£275,000





LOCATION

Situated within the very popular and sought after 'Golden Triangle' part of Quinton, the property is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West provides direct access into Birmingham City Centre and M5 Motorway (J3) is just a short distance away. The property can be located turning off Hagley Road West into Edenhall Road, second left into Beverley Court Road and is then situated a short distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a spacious 3 bedroomed traditional style semi detached home in popular, sought after 'Golden Triangle' part of Quinton, requiring some modernization but offering huge potential, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, lounge, dining room and fitted kitchen (with oven/hob). First Floor provides 3 bedrooms, bathroom and separate wc. Outside is a narrow garage/useful store with Lean to and wc at the rear. There is also a pleasant rear garden. Part double glazed and Gas central heating. EPC rating D.

Porch

Front door with side single glazed panels having leaded detailing lead through to :-

Entrance Hall

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

Lounge 13' 6"(into bay) x 12' 6"(max) (4.11m x 3.81m)

Double glazed bay window to the front, radiator, fireplace with tiled hearth, sliding door leads through to :-

Dining Room 14' 10"(max) x 11' 8"(max) (4.52m x 3.55m)

3 Radiators, return door to the hall, double glazed window and double doors onto the rear garden.

Fitted Kitchen 8' 7"(plus understair store) x 8' 3" (2.61m x 2.51m)

Double glazed window to the rear, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral double oven, 4 ring gas hob, useful understair store and single glazed door leads to Side Lean to.



First Floor Landing

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

Bedroom One 15' 0"(into bay) x 11' 10"(max) (4.57m x 3.60m)

Double glazed bay window to the rear. Radiator.

Bedroom Two 14' 5"(into bay) x 11' 10"(max) (4.39m x 3.60m)

Double glazed bay window to the front, radiator, and fitted storage cupboard.

Bedroom Three 8' 3" x 6' 10" (2.51m x 2.08m)

Double glazed window to the front and radiator.

Bathroom 8' 1"(max) x 5' 9"(max) (2.46m x 1.75m)

Double glazed window to the rear, heated towel rail. Bath with shower over, wash handbasin, complimentary tiling to the walls, built in storage cupboard housing the central heating boiler.

Separate WC

Double glazed window to the side and wc.

Front

Lawn foregarden, drive providing off road parking and leading to the accommodation.

Garage/Store 14' 8" x 6' 11" (4.47m x 2.11m)

Double doors to the front and opening through to :-

Lean To 14' 9"(plus store) x 4' 8"(plus recess) (4.49m x 1.42m)

Door to the rear garden, useful store and WC off.

Rear Garden

Pleasant rear garden with patio, lawn area and well stocked shrub borders.

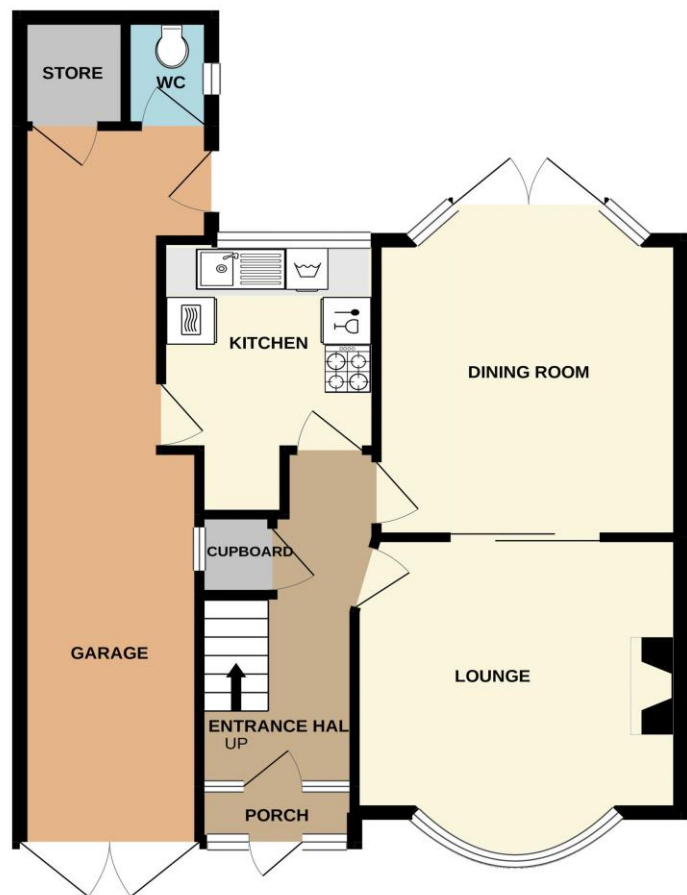
Tenure

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.

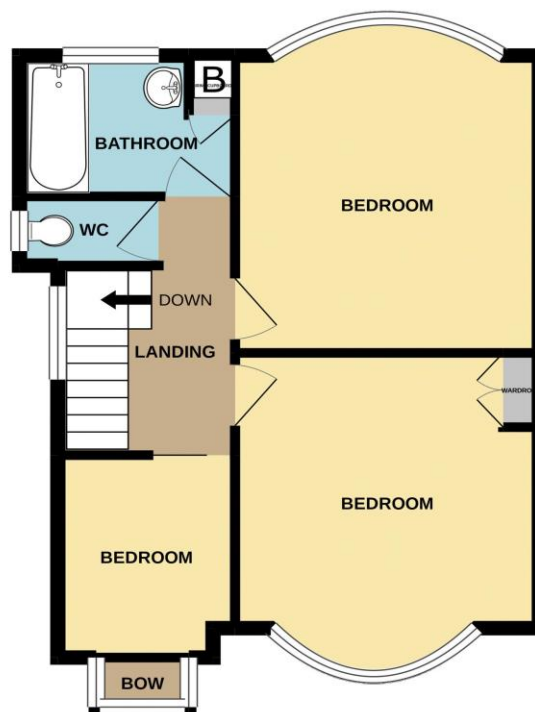
Property Related Services

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.
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| 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 | | |
| (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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