



humberstones
homes

16 EDENHALL ROAD, QUINTON, BIRMINGHAM, B32 1DA
£315,000





LOCATION

Edenhall Road is situated within the very popular and sought after 'Golden Triangle' part of Quinton and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables commuting into Birmingham City Centre and provides easy access to M5 Motorway (J3). 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 for sale is this spacious and well presented 3 bedroom traditional style semi detached family home set within the very sought after 'Golden Triangle' part of Quinton, 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, lounge, separate dining room, extended and fitted kitchen (with integral oven/hob) and downstairs shower room. First Floor provides 3 bedrooms, bathroom and separate wc. Outside is a useful side store and super large rear garden. Double glazed and Gas central heating. EPC Rating: E

Porch

Single glazed front door with side single glazed panel leads through to

Entrance Hall

Radiator, staircase rising to the First Floor, useful understair storage recess and doors off to :-

Lounge 14' 10" (up to double doors) x 12' 0" (max) (4.52m x 3.65m)

Double glazed window to the rear, radiator, attractive feature fire surround with hearth housing inset coal effect fire. Double glazed double opening doors onto the rear garden.

Dining Room 13' 10" (into bay) x 12' 5" (max) (4.21m x 3.78m)

Double glazed bay window to the front and radiator.

Fitted Kitchen 8' 7" x 7' 11" (2.61m x 2.41m)

Double glazed window to the rear, radiator, base units, work surface area, wall cupboards, one and a half bowl single drainer sink with mixer tap, 4 ring electric hob and cooker hood above, integrated fridge, complimentary tiling to the walls, breakfast bar and leading through to

Extended Additional Fitted Kitchen Area 17' 9" (max) x 5' 1" (max) (5.41m x 1.55m)

Double glazed window to the side, radiator, range of base and wall mounted units, work surface area, integral oven and microwave, complimentary tiling to the walls, double glazed door to the side, door to side store and further door leads through to :-

Downstairs Shower Room 7' 0" x 5' 0" (2.13m x 1.52m)

Double glazed window to the side, radiator and suite comprising :- wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

First Floor Landing

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

Bedroom One 14' 11" (into bay) x 12' 0" (max) (4.54m x 3.65m)

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

Bedroom Two 14' 5" (into bay) x 12' 1" (max) (4.39m x 3.68m)

Double glazed bay window to the front. Radiator.

Bedroom Three 7' 8" (plus window recess) x 6' 4" (2.34m x 1.93m)

Double glazed window to the front and radiator.

Bathroom 7' 11" (max) x 6' 0" (max) (2.41m x 1.83m)

Double glazed window to the rear, radiator concealed central heating boiler and coloured suite comprising :- Bath, wash handbasin and tiling to the walls.

Separate WC

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

Front

Drive providing off road parking and leading to the Accommodation.

Side Store 15' 0" x 6' 7" (4.57m x 2.01m)

Up/Over door and door to Kitchen.

Rear Garden

Superb feature of the property offering large rear garden comprising :- Patio, shaped lawn, shrub borders and ornamental garden pond.

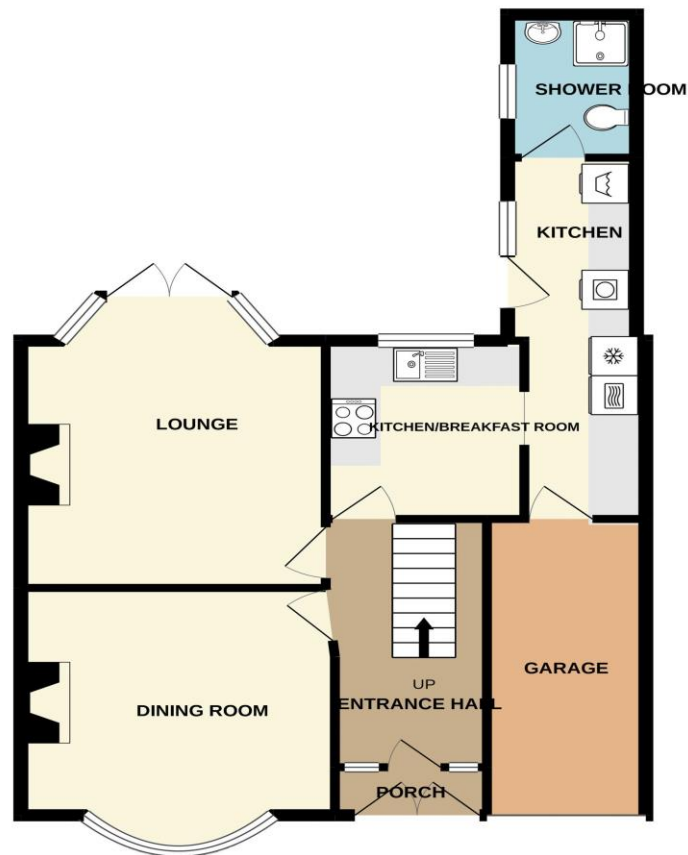
Tenure

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.

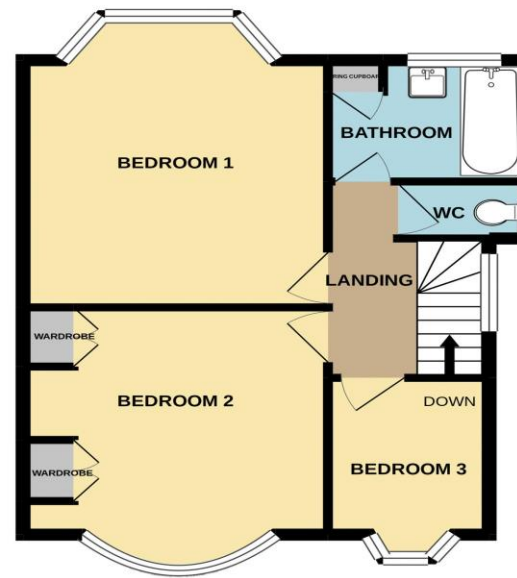
Property Related Services

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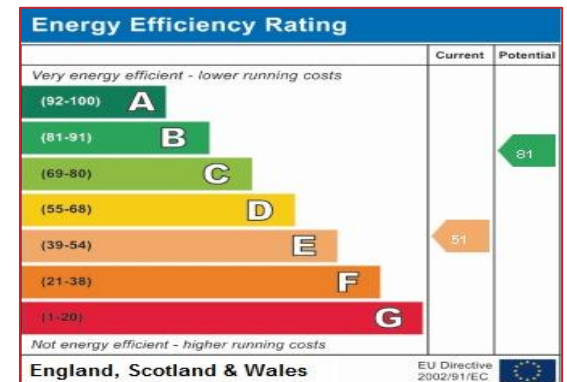
GROUND FLOOR



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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