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homes

16 WHITE ROAD, QUINTON, BIRMINGHAM, B32 2AE
£245,000





LOCATION

White Road is a very popular tree lined road set within the sought after Quinton location, and is handy for shopping facilities, amenities, 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 White 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, this is a great opportunity to purchase a 3 bedroom traditional style semi detached family home in popular sought after location, offering great potential to 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, lounge, separate dining room, kitchen and enclosed side passage/store. First floor provides 3 bedrooms bathroom and separate wc. Outside is a good sized rear garden and large Garage/Store at the rear of the garden. Majority double glazed and gas central heating. EPC rating D.

Porch

Single glazed front door with side single glazed panels having leaded detailing leading through to :-

Entrance Hall

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

Lounge 13' 5"(max) x 9' 10"(max) (4.09m x 2.99m)

Double glazed picture window to the rear, radiator and double glazed door to the rear garden.

Dining Room 13' 4"(into bay) x 11' 0"(max) (4.06m x 3.35m)

Double glazed bay window to the front, radiator and fire surround with hearth.

Kitchen 9' 7" x 6' 10" (2.92m x 2.08m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with cupboard below, gas cooker point, complimentary tiling to the walls and under stair storage cupboard.

Side Passage/Utility Store



Door to the front, storage recess, central heating boiler, double glazed door to the rear garden and plumbing for washing machine.

First Floor Landing

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

Bedroom One 14' 1"(into bay) x 10' 0"(to back of wardrobe) (4.29m x 3.05m)

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

Bedroom Two 12' 10" x 9' 11"(to back of wardrobe) (3.91m x 3.02m)

Double glazed window to the rear providing pleasant outlook over rear garden, radiator and fitted wardrobes with hanging rail.

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

Double glazed window to the front. Radiator.

Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

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

Separate WC

Double glazed window to the side and wc.

Front

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

Rear Garden

Good sized rear garden with patio, lawn area and pathway.

Garage/Store

Large Garage/Store at the rear of the garden.

Tenure

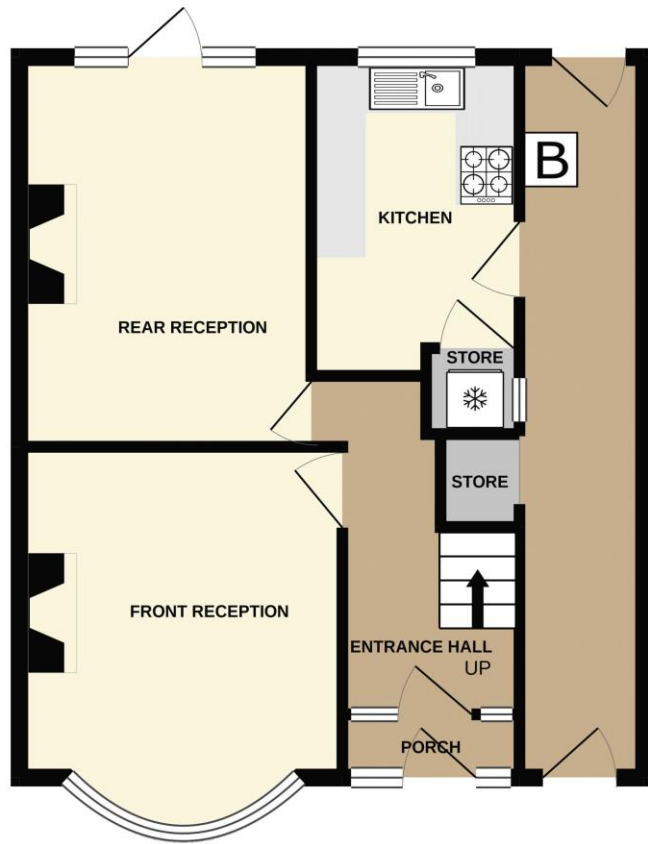
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

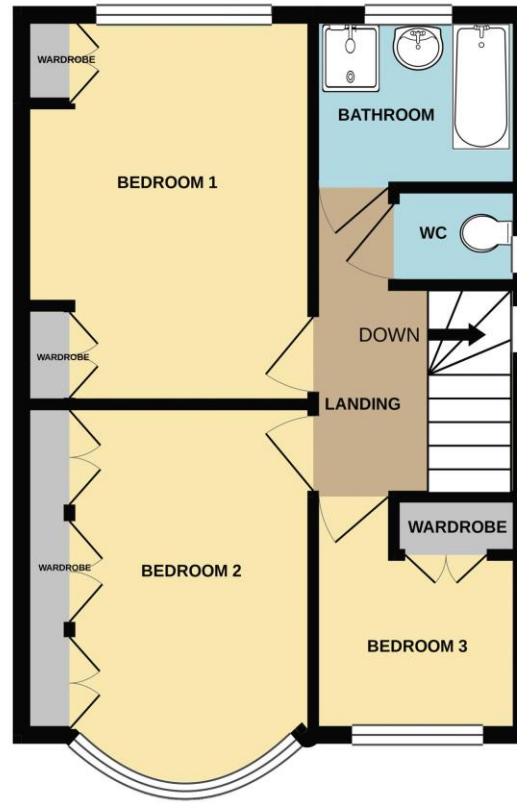
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(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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