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homes

211 WHITE ROAD, QUINTON, BIRMINGHAM, B32 2SZ

£240,000





LOCATION

White Road is a very popular residential road within the sought after Quinton location, and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Ridgacre Road into White Road where the property is then situated a distance along on the right hand side.

DESCRIPTION

Offered with NO UPWARD CHAIN, This is a great opportunity to purchase a good sized semi detached home within a very popular road in the Quinton Area, offering further 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 an entrance hall opening through to Fitted kitchen, dining room, lounge and conservatory. First floor provides 3 bedrooms and bathroom and outside is a large rear garden. Double glazed and Gas central heating. EPC rating D.

Entrance Hall

Staircase rising to the first floor, radiator, opening through to Kitchen and doors lead off to Lounge and Dining Room.

Dining Room 13' 2" (into bay) x 10' 5" (max) (4.01m x 3.17m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect fire.

Lounge 13' 8" (max) x 10' 5" (max) (4.16m x 3.17m)

Radiator, feature fire surround with hearth housing inset fire, sliding patio door leads through to :-

Conservatory 11' 10" (max) x 8' 9" (3.60m x 2.66m)

Double glazed windows looking over the rear garden, radiator and double glazed sliding patio door onto the rear garden.

Fitted Kitchen 13' 4" x 5' 10" (4.06m x 1.78m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complementary tiling to the walls. Door leads to :-

Side Passage/Store



Wash hand basin, central heating boiler, door to rear garden and further door to :-

Downstairs WC With WC.

First Floor Landing

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

Bedroom One 13' 6" (into bay) x 10' 6" (to back of wardrobe) (4.11m x 3.20m)

Double glazed bay window to the front, radiator, and fitted wardrobe/store.

Bedroom Two 14' 1" (into bay) x 10' 5" (max) (4.29m x 3.17m)

Double glazed bay window to the rear and radiator.

Bedroom Three 7' 5" x 6' 0" (2.26m x 1.83m)

Double glazed window to the front. Radiator.

Bathroom 8' 6" x 5' 11" (2.59m x 1.80m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Good sized rear garden with patio and lawn area.

Tenure

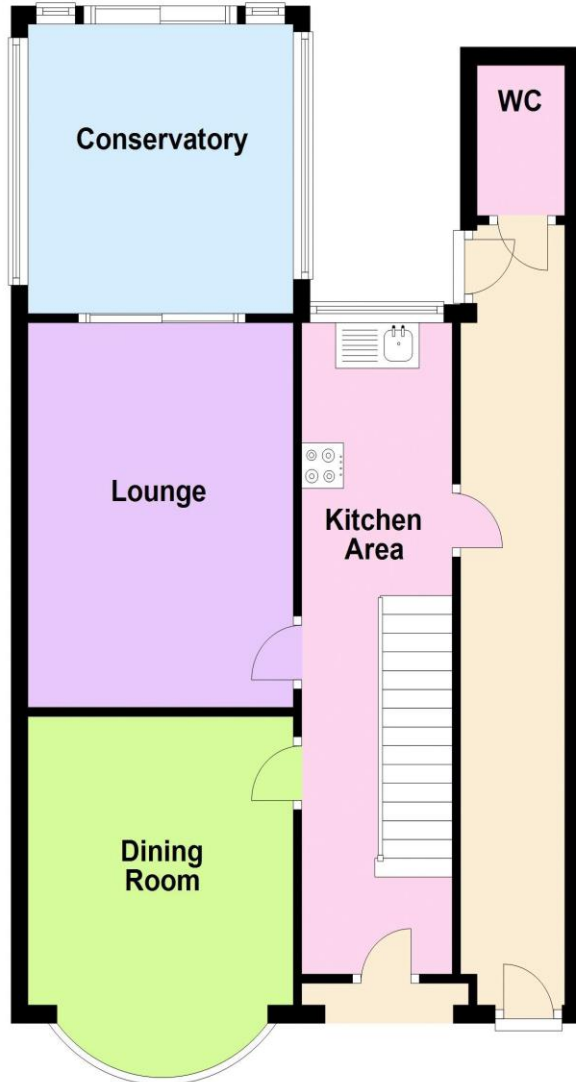
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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.



Ground Floor



First Floor



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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