



**humberstones**  
homes

16 TREVANIE AVENUE, QUINTON, BIRMINGHAM, B32 1EX

**£280,000**





### LOCATION

Occupying a pleasant cul-de-sac position within this sought after part of Quinton, there are many shopping facilities and amenities available within walking distance, along with bus routes and schools, whilst Hagley Road West enables direct access into Birmingham City Centre. M5 Motorway (J3) provides access to the surrounding areas. The property can be located turning off Hagley Road West into Trevanie Avenue 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 very well presented, good sized traditional style link detached family home in popular cul-de-sac position within this sought after part of Quinton, providing excellent access into Birmingham City Centre. The property is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall (with downstairs wc off), spacious through lounge/dining area, enlarged and re-fitted kitchen (having integral oven/hob). First floor provides 3 bedrooms and re-fitted bathroom. Outside is a Garage/useful store and pleasant rear garden. Double glazed and Gas central heating. EPC rating D.

#### Porch

Single glazed front door leads to :-

#### Entrance Hall

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

#### Downstairs WC

Wash handbasin and WC.

#### Through Lounge/Dining Area 24' 6"(into bay) x 10' 10"(max) (7.46m x 3.30m)

Double glazed bay window to the front, 2 radiators, attractive feature fire surround with hearth housing inset living flame gas fire. Double glazed sliding patio door onto the rear garden.

#### Re-Fitted Kitchen (L-shaped) 13' 4"(max) x 12' 0"(max) (4.06m x 3.65m)

Double glazed window looking over the rear garden, radiator, fine range of base units, work surface area, double wall cupboard, twin bowl single drainer sink with mixer tap, integral oven, 5 ring gas hob and cooker hood above, plumbing for washing machine, breakfast bar, ceiling spot lights, central heating boiler, door to the Rear Garden and further door to Garage/Store.

#### First Floor Landing

Double glazed window to the side, loft access (pull down ladder), and doors off to all First Floor Accommodation.

#### Bedroom One 13' 8"(into bay) x 10' 5"(to back of wardrobe) (4.16m x 3.17m)

Double glazed bay window to the front, radiator, and fitted wardrobes with hanging rail and storage.

#### Bedroom Two 11' 0" x 10' 9"(to back of wardrobe) (3.35m x 3.27m)

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

#### Bedroom Three 7' 3" x 5' 10" (2.21m x 1.78m)

Double glazed window to the front. Radiator.

#### Re-Fitted Bathroom 7' 3" x 5' 5" (2.21m x 1.65m)

Double glazed window to the rear, heated towel rail and suite comprising :- Bath with shower over, wash handbasin, wc and complimentary tiling to the walls.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage/Useful Store 10' 2" x 7' 2"(max) (3.10m x 2.18m)

Up and over door and door to Kitchen.

#### Rear Garden

Pleasant rear garden with patio, gravelled area, artificial lawn, shrub border.

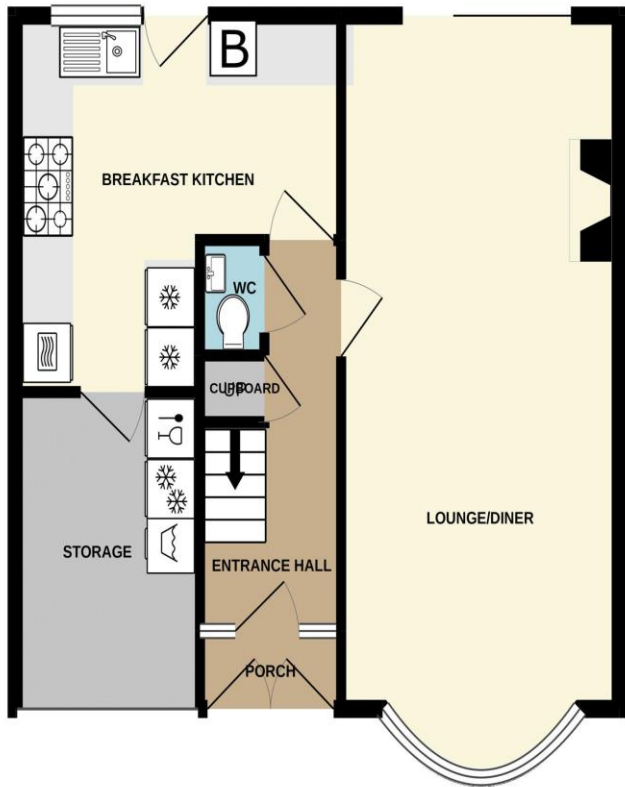
#### Tenure

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 £240 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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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