



humberstones
homes

38 CONWAY AVENUE, QUINTON, BIRMINGHAM, B32 1DR
£285,000





LOCATION

Conway Avenue can be found in the sought after residential area of Quinton, close to Hagley Road West, giving excellent access to local shops and businesses, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off either Hagley Road West or Ridgacre Road into Clydesdale Road continue along here turning into Conway Avenue and continue along here where the property can be found at the head of the cul-de-sac.

DESCRIPTION

Offered for sale is this spacious and very well presented 3 bedroom semi detached family home occupying a pleasant cul-de-sac position within this popular, sought after location. Set back behind a drive providing off road parking the property comprises the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, fitted kitchen and side veranda (with downstairs wc off). First floor provides 3 bedrooms and bathroom. Outside is a Garage and pleasant good sized 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 cupboard, and doors off to :-

Dining Room 13' 0"(into bay) x 10' 10"(max) (3.96m x 3.30m)

Double glazed bay window to the front, radiator and picture rail.

Lounge 14' 3"(max) x 10' 5"(max) (4.34m x 3.17m)

Double glazed window and double glazed picture window looking over the rear garden, radiator, picture rail and attractive feature fire surround with hearth.

Fitted Kitchen 10' 8" x 7' 8"(max) (3.25m x 2.34m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, one and a half bowl single drainer sink with ornate mixer tap, gas cooker point and cooker hood above, integrated fridge/freezer, plumbing for dishwasher, and single glazed door leads through to :-



Side Veranda

Door to the rear garden, useful store, door to Garage and further door to :-

WC

With WC

First Floor Landing

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

Bedroom One 14' 9"(max) x 10' 5"(max) (4.49m x 3.17m)

Double glazed window to the rear providing pleasant outlook over rear garden. Radiator and picture rail.

Bedroom Two 13' 8"(into bay) x 10' 11"(max) (4.16m x 3.32m)

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

Bedroom Three 8' 8" x 7' 6" (2.64m x 2.28m)

Double glazed window to the rear providing pleasant outlook. Radiator.

Bathroom 7' 4"(max) x 5' 11" (2.23m x 1.80m)

Double glazed window to the front, radiator, loft access and attractive suite comprising :- Bath with shower over, wash handbasin, low level flush wc and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Garage 15' 0" x 7' 8"(plus recess) (4.57m x 2.34m)

Double doors to the front and door to Veranda.

Rear Garden

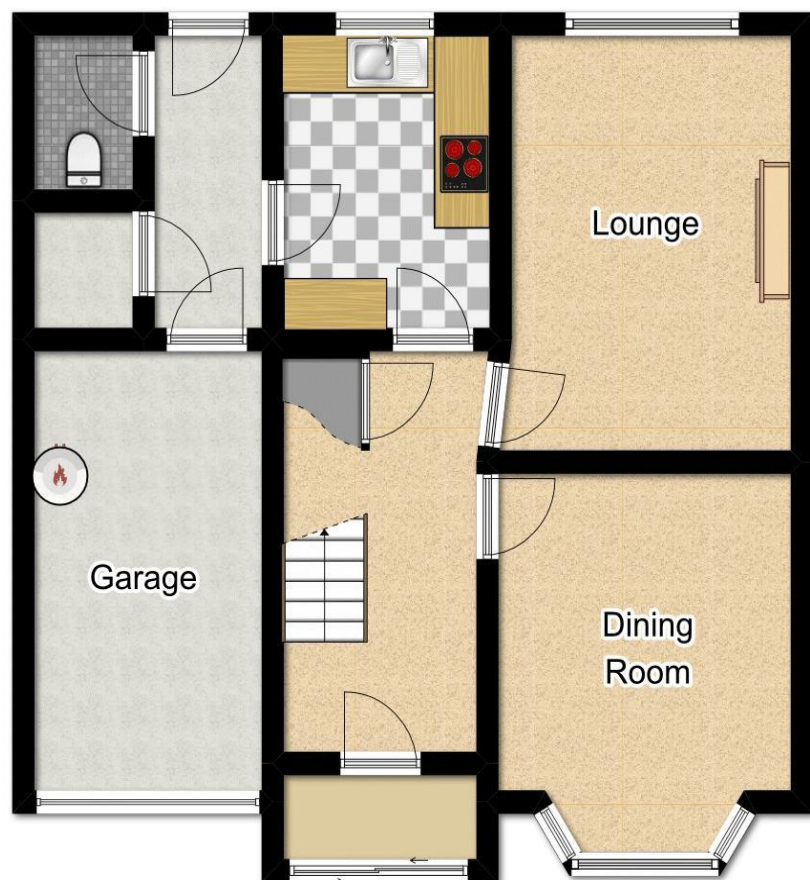
Pleasant good sized rear garden with garden extending to the side and offering :- Patio, lawn area, shrub borders and side access gate.

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.

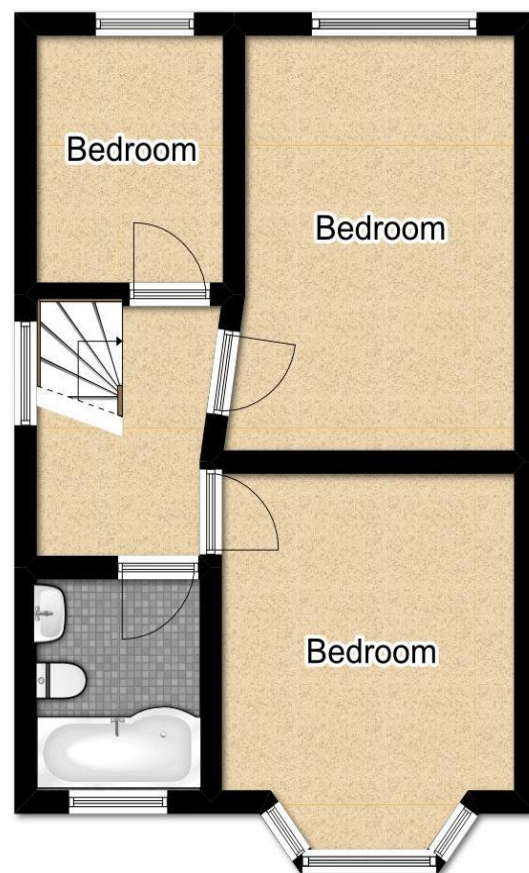


Ground Floor

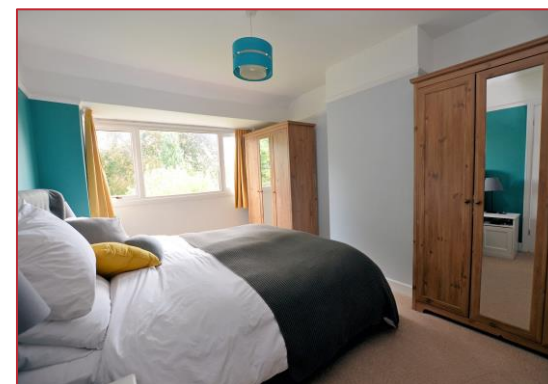
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.



First Floor



Address: 38 Conway Avenue, Quinton, BIRMINGHAM, B32 5DR
 RRN: 9428-2044-7229-4416-7944

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|--|
| | Current | Potential | |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>53</p> | <p>83</p> | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> |

England & 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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