



**humberstones**  
homes

10 LINCOURT GROVE, QUINTON, BIRMINGHAM, B32 1DG  
**£320,000**







## DESCRIPTION

Offered with NO UPWARD CHAIN, this very spacious 3 bedroom traditional style semi detached family home occupies a pleasant cul-de-sac position within this extremely popular, sought after part of Quinton, and provides direct access into Birmingham City Centre via nearby Hagley Road West. Many shops are close by along with bus route and schools. The property is set back behind a foregarden which leads to the following accommodation :- On the ground floor is an Entrance Hall, spacious lounge, separate dining room, fitted kitchen (integral oven/hob), sun lounge and downstairs shower room with WC. First floor provides 3 bedrooms and re-fitted shower room. Outside is a pleasant good sized rear garden and side garage/store (accessed via shared side access). Double glazed and Gas central heating. EPC rating D.

### Entrance Hall

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

### Lounge 14' 8" (into bay) x 12' 5" (max) (4.47m x 3.78m)

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

### Dining Room 11' 10" x 11' 8" (max) (3.60m x 3.55m)

Radiator and sliding patio door through to Sun Lounge.

### Fitted Kitchen 11' 8" (max) x 6' 7" (max) (3.55m x 2.01m)

Base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, door and window leads through to :-

### Sun Lounge 17' 10" (max) x 9' 0" (max) (5.43m x 2.74m)

Radiator, double glazed windows looking over the rear garden providing pleasant outlook, 3 skylights, double glazed door to the rear garden, door to the Garage and further door leads to :-

### Downstairs Shower Room 8' 9" (max) x 7' 7" (max) (2.66m x 2.31m)

Double glazed window to the side, radiator, wash handbasin, low level flush wc, shower and tiling to the walls.

### First Floor Landing

Feature double glazed window to the side with leaded detailing, doors off to all First Floor Accommodation.



### Bedroom One 15' 3" (into bay) x 11' 8" (max) (4.64m x 3.55m)

Double glazed bay window to the front providing pleasant outlook. Radiator.

### Bedroom Two 11' 10" x 11' 8" (to back of wardrobe) (3.60m x 3.55m)

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

### Bedroom Three 7' 9" x 6' 8" (2.36m x 2.03m)

Double glazed window to the front. Radiator.

### Re-Fitted Shower Room 8' 8" (max) x 6' 7" (max) (2.64m x 2.01m)

Ceiling spot lights, double glazed window to the rear, heated towel rail and attractive suite comprising :- Wash handbasin, low level flush wc, and shower cubicle with screened door, shower and complimentary tiling to the walls. Built in storage cupboard housing the central heating boiler.

### Front

Foregarden with pathway leading to the accommodation. Shared side access.

### Garage/Store 16' 0" (max) x 10' 3" (max) 6' 7" (min) (4.87m x 3.12m)

Up and over door and door to the rear garden.

### Rear Garden

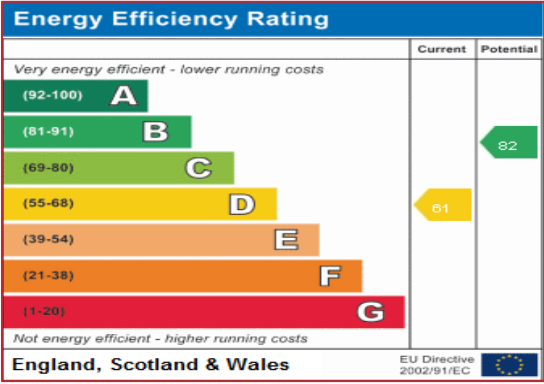
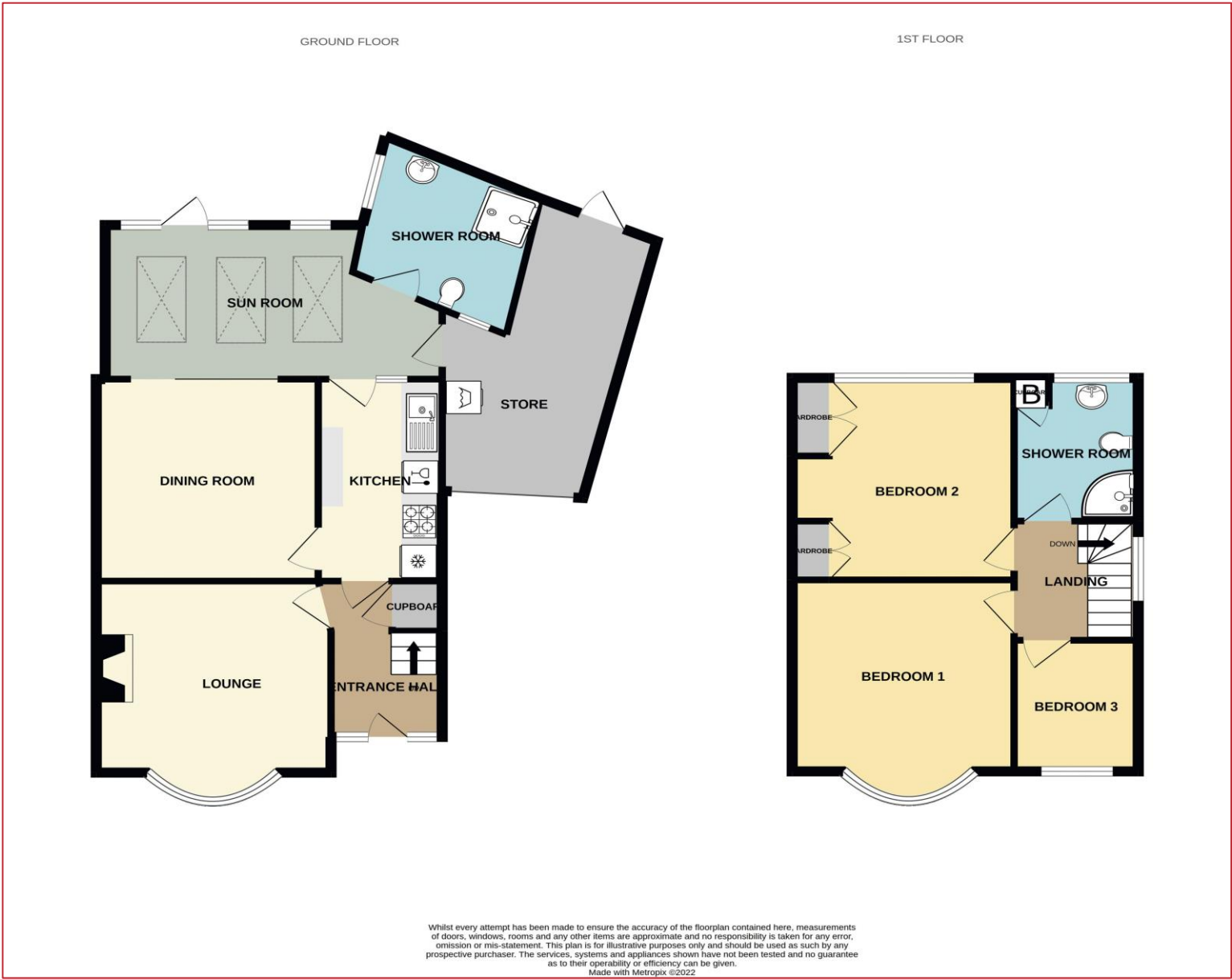
Pleasant good sized rear garden with decking, lawn area, pathway and shrub border.

### 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

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