



**humberstones**  
homes

43 THE LINDENS, QUINTON, BIRMINGHAM, B32 2ER  
**£340,000**





### DESCRIPTION

Delightfully presented three bed traditional style semi detached family home with lots of character features, set within a sought after cul-de-sac on the Quinton/Harborne border. It is well positioned for local shops and businesses, M5 motorway, bus routes and schools, whilst the nearby Hagley Road West enables commuting into Birmingham City Centre. The property is set back from the road with block paved driveway providing off road parking for two cars. The accommodation briefly comprises on the ground floor of Entrance porch, entrance hall, lounge and kitchen diner overlooking the rear garden. At first floor level there is a landing three bedrooms, separate wc and refitted bathroom. Externally there is side access to a lovely enclosed rear garden with decked terrace and lawn. The property benefits from UPVC double glazed and gas central heating, where stated with recently replaced combi boiler. Council Tax Band: C - EPC Rating: D

### Part Glazed Upvc Door Leads to Entrance Porch

#### Entrance Porch

Having ceiling light point, meter cupboard and composite door to Entrance Hall.

#### Entrance Hall

Having stairs to first floor landing, under stairs store, radiator, ceiling light point and doors to lounge and kitchen diner.

#### Lounge 16' 8"max x 11' 8"max (5.08m x 3.55m)

Front Facing - Having feature fireplace with inset gas fire, radiator and ceiling light point.

#### Kitchen/Diner 17' 11"max x 12' 10"max (5.46m x 3.91m)

#### Kitchen Area 9' 3" x 6' 5" (2.82m x 1.95m)

Rear Facing - Having quarry tiled floor and fitted with range of wall and base units with butchers block style wooden work surfaces over, inset sink unit, space for range cooker with chimney canopy over, integrated dishwasher, plumbing for washing machine, ceiling light point and opening into dining area.

#### Dining Area 12' 10"max x 10' 9"max (3.91m x 3.27m)

Rear Facing - Having stripped wooden flooring, feature fire surround, electric radiator, ceiling light point and door leading to decked rear terrace and garden.



### First Floor Landing

Side Facing - Having doors to bedrooms, bathroom and separate wc, access to loft space and ceiling light point.

#### Bedroom One 17' 1"max x 11' 7"max (5.20m x 3.53m)

Front Facing - Having radiator and ceiling light point.

#### Bedroom Two 12' 11"max x 10' 8"max (3.93m x 3.25m)

Rear Facing - Having cupboard housing combination gas central heating boiler, radiator and ceiling light point.

#### Bedroom Three 8' 4" x 5' 9" (2.54m x 1.75m)

Front Facing - Having radiator and ceiling light point.

### Separate WC

Side Facing - Having tiled floor, part tiling to walls, low level wc and ceiling light point.

### Bathroom

Rear Facing - Refitted with suite comprising, 'P' shaped bath with screen and electric shower over, pedestal wash hand basin, tiled floor, heated towel rail, part tiling to walls and ceiling light point.

### Frontage

Having block paved driveway providing off road parking for more than one vehicle and shared side access to rear garden.

### Rear Garden

Enclosed garden, having decked terrace which leads to the remainder of the garden which is predominantly laid to lawn with step up to paved sun terrace at the far end.

### Tenure

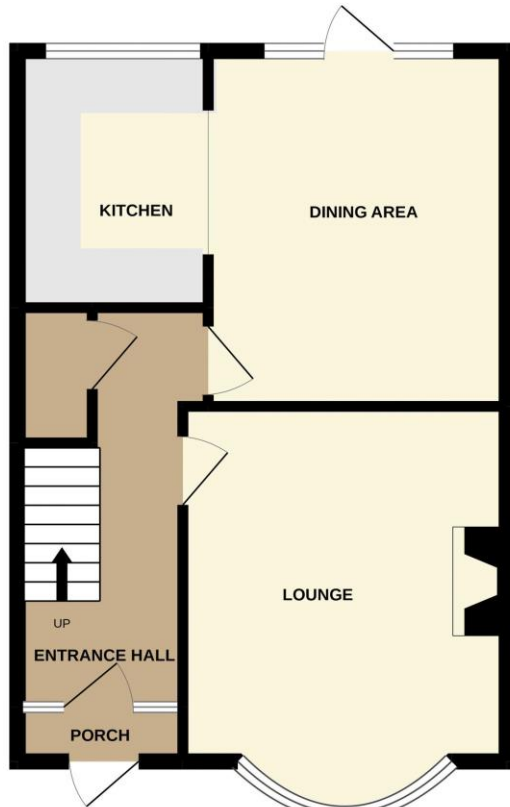
The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to the tenure.

### Property Related Services

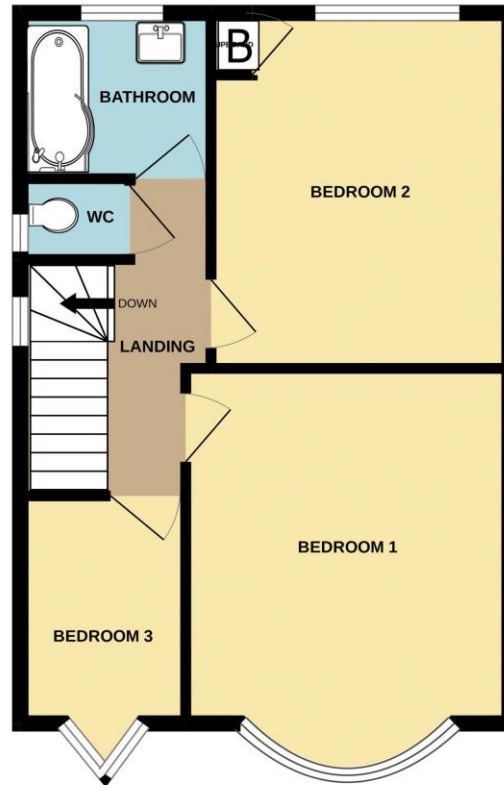
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GROUND FLOOR



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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | 84        |
| (69-80)  | <b>C</b> |                         |           |
| (55-68)  | <b>D</b> | 60                      |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <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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