



humberstones
homes

4A RILSTONE ROAD, QUINTON, BIRMINGHAM, B32 2NP

£280,000





DESCRIPTION

A fantastic opportunity to acquire a really good sized and well presented semi detached family home, very handy for gaining access to QE Hospital and Birmingham City Centre, whilst Harborne Town Centre is close by providing many shops and restaurants. 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, super open plan lounge with double doors leading through to dining room, Fitted kitchen (having integral oven/hob and dishwasher), rear lobby and downstairs wc off. First floor provides 3 good sized bedrooms and family bathroom. Second floor offers 2 further double bedrooms. Outside is a lovely, well maintained rear garden with sunny aspect. Double glazed, Gas central heating. Council Tax Band B. EPC rating C.

Porch

Front door leads to :-

Open Plan Lounge 20' 10"(max) x 15' 9"(max) (6.35m x 4.80m)

Double glazed window to the front, 2 radiators, staircase rising to the First Floor, useful understair storage cupboard, fitted desk to recess, double doors lead through to :-

Dining Room 15' 9"(max) x 10' 1"(max) (4.80m x 3.07m)

Double glazed window to the side, radiator and opening through to :-

Fitted Kitchen 9' 4" x 8' 10" (2.84m x 2.69m)

Double glazed window to the rear with pleasant views over garden, base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, integral oven and grill, 5 ring gas hob and cooker hood above, integrated dishwasher, complimentary tiling to the walls and door leads to :-

Rear Lobby

Double glazed door to the side providing access to the rear garden and door to :-

Downstairs WC 5' 5" x 5' 4" (1.65m x 1.62m)

Double glazed window to the rear, heated towel rail, wc, wash handbasin and tiling to the walls.

First Floor Landing

Staircase rising to the Second Floor, and doors off to all First Floor Accommodation.



Bedroom One 15' 9"(max) x 10' 10"(max) (4.80m x 3.30m)

2 Double glazed windows to the front and 2 radiators.

Bedroom Two 13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed window to the rear with pleasant outlook over garden. Radiator.

Bedroom Three 10' 2" x 6' 3" (3.10m x 1.90m)

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

Bathroom 9' 0"(max) x 5' 11"(max) (2.74m x 1.80m)

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

Second Floor Landing

Good sized walk in storage cupboard and doors off to :-

Bedroom Four 12' 8"(into window recess) x 12' 5"(max) (3.86m x 3.78m)

Double glazed window to the front, radiator and built in storage cupboard.

Bedroom Five 12' 9"(max) x 12' 0"(max) (3.88m x 3.65m)

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

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Lovely rear garden with patio, lawn and shrub border.

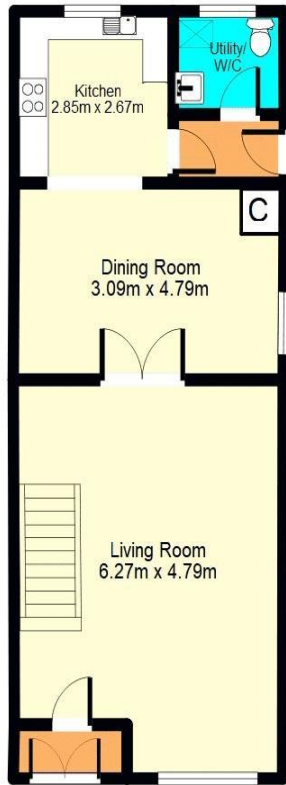
Tenure

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.

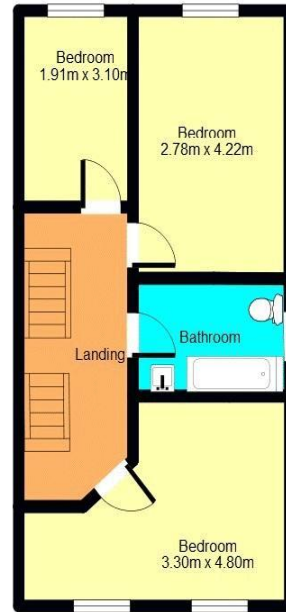
Property Related Services

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Ground Floor



First Floor



Second Floor

All measurements are an approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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