



humberstones
homes

4 NEWBURN CROFT, QUINTON, BIRMINGHAM, B32 1QU

£360,000





LOCATION

Newburn Croft is a popular residential cul-de-sac within this sought after part of Quinton just off Highfield Lane, and is handy for shopping facilities, amenities, bus route, and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Ridgacre Road into Highfield Lane, Newburn Croft is a distance along on the left hand side and the property is then situated a short distance along on the left.

DESCRIPTION

An extremely spacious and well presented 3 Bedroom detached family home set within this popular cul-de-sac location in Quinton. 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, spacious through lounge/dining area, study, Extended and fitted breakfast kitchen (with integral oven/hob), utility and downstairs wc. First floor provides 3 double bedrooms and bathroom. Outside is a pleasant good sized rear garden. Double glazed and Gas central heating. EPC rating C.

Porch

Front door leads through to :-

Entrance Hall

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

Through Lounge/Dining Area 28' 0"(max overall and into bay) x 10' 11"(max) (8.53m x 3.32m)

Double glazed bay window the front, 2 radiators, attractive feature fire surround with hearth housing inset coal effect fire. Double glazed window to the rear.

Study 8' 5" x 7' 6" (2.56m x 2.28m)

Double glazed window to the front and radiator.

Fitted Breakfast Kitchen 15' 2"(max) x 13' 3"(max) (4.62m x 4.04m)

Double glazed window to the rear, radiator, base units, work surface area, 2 single wall cupboards, integral oven, 4 ring gas hob and cooker hood above, central island feature with single drainer sink with mixer tap, ceiling spot lights, useful storage recess, double glazed double opening doors onto the rear garden and further door leads through to :-

Utility 7' 7"(into recess) x 5' 10"(max) (2.31m x 1.78m)

Double glazed door to the side providing access to the rear garden, wash handbasin and door leads to :-



Downstairs WC

Low level flush WC.

First Floor Landing

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

Bedroom One 14' 6"(into bay) x 11' 0"(max) (4.42m x 3.35m)

Double glazed bay window to the front. Radiator.

Bedroom Two 13' 8"(max) x 11' 0" (4.16m x 3.35m)

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

Bedroom Three (L-shaped) 12' 9"(max) x 10' 11"(plus storage recess) (3.88m x 3.32m)

Double glazed window to the front and radiator.

Bathroom 9' 5" x 7' 8" (2.87m x 2.34m)

Double glazed window to the rear and double glazed window to the side, radiator and suite comprising :- Feature bath, low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation

Rear Garden

Pleasant good sized rear garden with Patio, lawn area and side access gate.

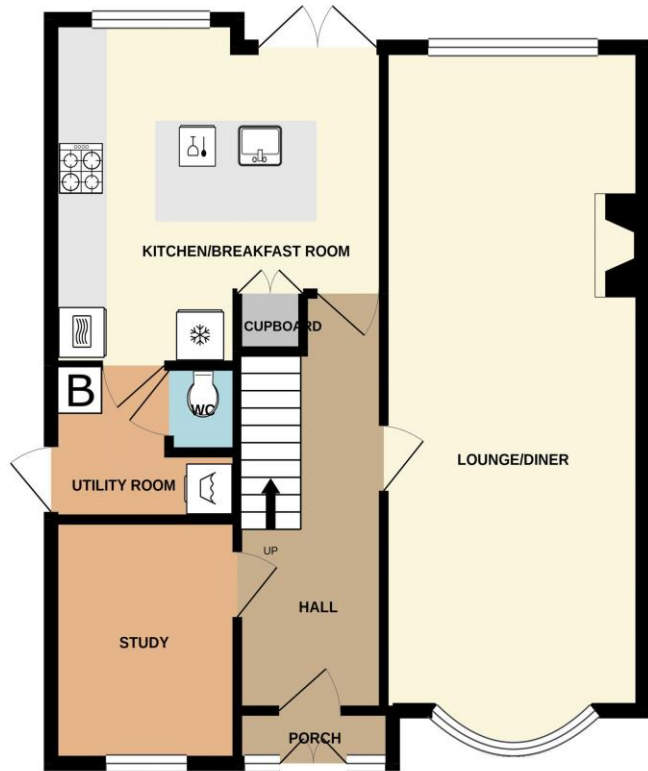
Tenure

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.

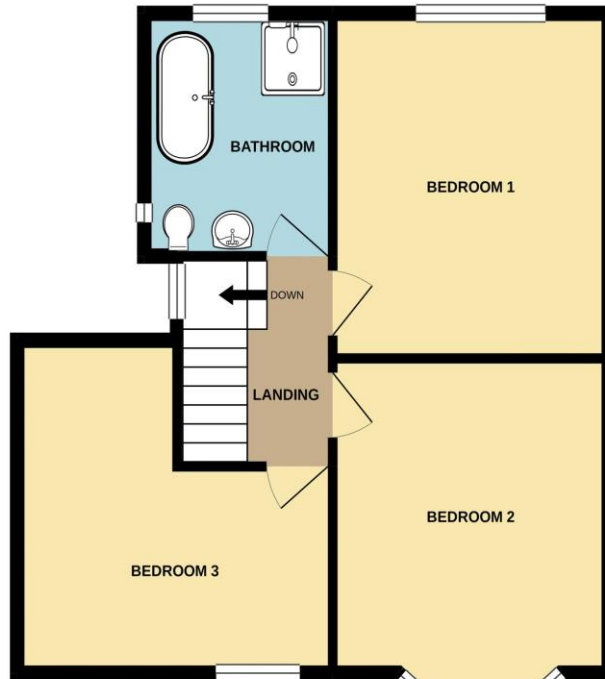
Property Related Services

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 £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.
Made with Metroplan ©2021



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

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



