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homes

66 WHITLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1EY

£299,950





LOCATION

Set in sought after residential part of the of Quinton, known as the 'Golden Triangle' in an attractive tree lined road, close to local shops and businesses on Hagley Road, Tesco superstore, local schools and and bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Hagley Road West into Stoney Lane, which continues into Ridgacre Road, turning left into Edenhall Road and right into Whitley Court Road where the property can be found on the right hand side as indicated by the agents for sale board.

DESCRIPTION

This extended & well presented family home can be found in a sought after tree lined road. It comprises on the ground floor of an entrance porch, hallway, dining area, lounge area, playroom/study, downstairs WC, extended kitchen/breakfast room & a utility room. On the first floor is a landing, 3 bedrooms & a refitted family bathroom with both a shower cubicle and a bath. There is a driveway to the front giving off road parking & a rear garden with southerly aspect. The house benefits from UPVC double glazing & gas central heating and all mains services are connected. EPC rating: E

Glazed door to entrance porch

Having front door to:

Hallway

Having a lovely open feel with wood flooring, single panel radiator, ceiling light, stairs to first floor, doors to playroom/study, downstairs WC & kitchen/breakfast room, feature opening to open plan lounge diner

Dining Area 14' 1" max bay x 12' 7" max chimney recess (4.29m x 3.83m)

Front facing, custom built fitted cupboards & shelving in the recesses, wood effect flooring, single panel radiator, pendent ceiling light, leading to lounge area

Lounge Area 12' 0" x 11' 9" max chimney recess (3.65m x 3.58m)

Rear facing, feature fire surround, wood effect flooring, custom built cupboards & shelving in recesses, ceiling light, UPVC glazed double doors to rear garden

Playroom/Study 10' 6" x 6' 1" (3.20m x 1.85m)

Having ceiling mounted velux window, wood laminate flooring, single panel radiator, pendent ceiling light

WC

Fitted with a white suite, WC, wash hand basin, tiled flooring, ceiling light



Kitchen/Breakfast Room 16' 0" max x 13' 8" max L-shaped (4.87m x 4.16m)

Rear facing, one & half bowl stainless steel sink unit, work surfacing with splash tiling, built in Zanussi 5 ring gas hob & AEG cooker hood above, built in Zanussi double oven, built in Smeg dishwasher, space for american style fridge freezer, floor & wall mounted units & drawers, single panel radiator, spotlights, UPVC glazed door to rear garden, door to utility room

Utility Room

Having work surfacing, plumbing for washing machine, wall mounted Worcester combination boiler, cupboard, ceiling light

First Floor Landing

Side facing window, access to roof space, pendent ceiling light, doors to all first floor rooms

Bedroom One 14' 3" into bay x 11' 9" max chimney recess (4.34m x 3.58m)

Front facing, single panel radiator, pendent ceiling light

Bedroom Two 12' 0" x 11' 9" (3.65m x 3.58m)

Rear facing, single panel radiator, pendent ceiling light

Bedroom Three 8' 6" x 6' 7" (2.59m x 2.01m)

Front facing, single panel radiator, pendent ceiling light

Family Bathroom

Rear facing, fitted with a white suite, shower cubicle, panel bath, wash hand basin and WC with integral cupboards, single panel radiator, pendent ceiling light

Front Driveway

To the front is a driveway giving off road parking and also having established shrubs and tree.

Rear Garden

To the rear is a large patio area leading to a low maintenance "astro turf" style lawned garden with southerly aspect.

Property Related Services

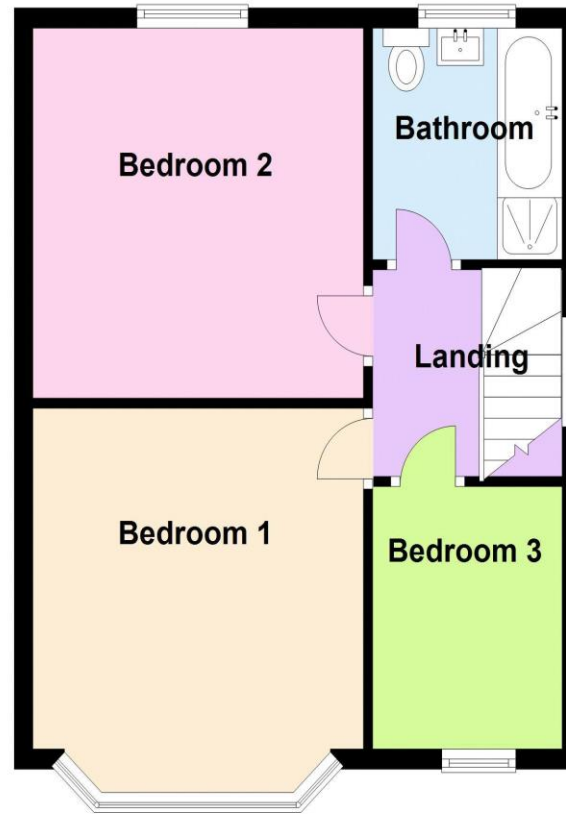
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Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(50-68) D	
(39-54) E	51	(39-54) E	45
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		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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