





LOCATION

The property occupies a pleasant corner position within this popular, very sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst direct access onto Hagley Road West which enables commuting into Birmingham City Centre, M5 Motorway (J3) and further to the surrounding areas. The property can be located turning off Hagley Road West into Edenhall Road, and is then situated a short distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is a stunning, extremely spacious and considerably improved 4 bedroom semi detached family home occupying a pleasant corner position within this very popular, sought after part of Quinton. Set back behind a drive providing off road parking, the superb property comprises the following accommodation :- On the ground floor is an enlarged entrance hall, sitting room, super open plan re-fitted kitchen/family room, dining room/hobby room, and utility with downstairs shower room off. First floor provides 3 bedrooms and quality re-fitted bathroom. Second floor loft conversion/bed 4. Outside is a large 19 FT double width garage and pleasant rear garden. Double glazed and Gas radiator heating. EPC rating D.

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Lounge 14' 7" (into bay) x 12' 4" (max) (4.44m x 3.76m)

Double glazed bay window to the front, radiator, feature fire surround and hearth.

Re-Fitted Kitchen/Family Room 26' 6" (max overall) x 12' 2" (max) (8.07m x 3.71m)

Window, radiator, fine range of quality base and wall mounted units, work surface area, one and a half bowl single drainer sink with mixer tap, gas cooker point and cooker hood above, integrated dishwasher, ceiling spot lights, breakfast bar, complimentary tiling to the walls, door to Utility and double doors opening through to :-

Dining Room/Hobby Room 22' 10" x 6' 0" (6.95m x 1.83m)

Double glazed window looking over the rear garden, radiator, 2 skylights, and double glazed door to the rear garden.

Utility 10' 2" (max) x 5' 5" (plus recess) (3.10m x 1.65m)

Double glazed window to the side, work surface area, feature sink with ornate mixer tap, central heating boiler, double glazed door to the rear garden, door to Garage and folding door leads through to :-

Downstairs Shower Room 7' 6" (max) x 3' 10" (2.28m x 1.17m)

Heated towel rail and attractive suite comprising :- Low level flush wc, wash handbasin, and shower cubicle with shower and tiling to the walls.

First Floor Landing

Double glazed window to the side with leaded detailing, door to staircase rising to Loft conversion, and further doors off to all First Floor accommodation.

Bedroom One 15' 0" (into bay) x 11' 10" (max to back of wardrobes) (4.57m x 3.60m)

Double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom Two 11' 8" (max) x 10' 2" (plus storage cupboard) (3.55m x 3.10m)

Double glazed window to the rear providing pleasant outlook, radiator and fitted storage cupboards.

Bedroom Three 8' 6" x 6' 8" (2.59m x 2.03m)

Double glazed window to the front. Radiator.

Re-Fitted Bathroom 8' 8" x 6' 8" (2.64m x 2.03m)

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

Loft Room/ Bed 4 14' 0" (max) x 13' 10" (max) (4.26m x 4.21m)

Skylight to the rear and side, radiator and built in storage cupboard.

Front

Drive providing off road parking and leading to the accommodation.

Large Garage 19' 0" (max width)

2 Up and over doors and door to Utility.

Rear Garden

Pleasant rear garden with patio and lawn area.

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 £210 per transaction.

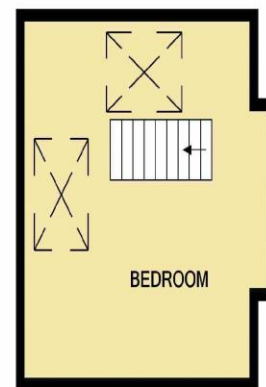




GROUND FLOOR



1ST FLOOR



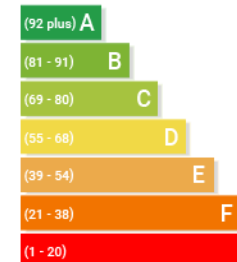
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL

78

56

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



