



**humberstones**  
homes

64 HIGHFIELD LANE, QUINTON, BIRMINGHAM, B32 1QT  
**£330,000**







## LOCATION

The property occupies a prominent corner position within this popular neighbourhood and is handy for local shopping facilities, amenities, 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, continue for a distance where the property is situated on the left hand side on the corner of Highland Road and Newburn Croft.

## DESCRIPTION

Occupying a prominent corner position within this popular neighbourhood, this extremely large and beautifully presented detached home offers good sized family accommodation throughout, and is set back behind a drive providing ample off road parking for several vehicles. Briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge, separate dining room, study, fitted breakfast kitchen (with oven/hob), utility and downstairs shower room. First floor provides 3 good sized bedrooms (Master with shower room en-suite), house bathroom. Outside is a double garage (currently sub-divided to prove store and hobby room). There is a good sized pleasant garden at the rear. Double glazed and gas radiator heating. EPC rating E.

### Porch

Single glazed front door leads through to :-

### Entrance Hall

Staircase rising to the first floor, radiator, understair storage cupboard, built in cloaks store and doors off to :-

### Lounge 13' 11" x 10' 11" (4.24m x 3.32m)

Double glazed window to the side, radiator, and double glazed, double opening doors onto the rear garden.

### Dining/Sitting Room 13' 10"(into bay) x 11' 0" (4.21m x 3.35m)

Double glazed bay window to the front, radiator, and double glazed window to the side.

### Study 9' 9" x 7' 10" (2.97m x 2.39m)

Double glazed window to the rear. Radiator.

### Breakfast Kitchen 14' 10" x 7' 8" (4.52m x 2.34m)

Double glazed window to the front, radiator, base and wall mounted units, work surface area, sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, ceiling spot lights and doorway leads to :-

### Utility 8' 1" x 6' 0" (2.46m x 1.83m)

Radiator, double glazed door to the side, plumbing for washing machine, base unit, work surface area, double wall cupboard, storage cupboard housing the central heating boiler.

### Downstairs Shower Room 5' 5" x 4' 1" (1.65m x 1.24m)

Double glazed window to the rear, heated towel rail, low level flush wc, pedestal wash handbasin, and shower cubicle with shower and tiling to the walls.

## First Floor Landing

Double glazed window to the side, loft access and doors off to :-

### Bedroom One 13' 10" x 10' 10" (4.21m x 3.30m)

Double glazed window to the rear, radiator and door leads through to :-

### Shower Room En-Suite 7' 10" x 3' 2" (2.39m x 0.96m)

Double glazed window to the rear, heated towel rail and suite comprising :- Pedestal wash handbasin, low level flush and shower cubicle with screened door, shower and tiling to the walls.

### Bedroom Two 14' 5"(into bay) x 11' 0"(to back of wardrobe) (4.39m x 3.35m)

Double glazed bay window to the front, radiator, and fitted wardrobes with sliding doors, hanging rail and storage.

### Bedroom Three (L-shaped) 12' 8"(max) x 11' 0"(max) (3.86m x 3.35m)

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

### Bathroom 7' 9"(max) x 6' 3"(max) (2.36m x 1.90m)

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

### Front

Drive providing off road parking for several vehicles and leading to the accommodation.

### Double Garage 17' 0"(max) x 15' 10"(max) (5.18m x 4.82m)

Currently sub divided to comprise the following :-

### Store 15' 10" x 9' 0" (4.82m x 2.74m)

Up and over door

### Hobby Room/Garden Room 15' 1" x 8' 0" (4.59m x 2.44m)

2 Double glazed windows to the rear, and door to the rear garden

### Rear Garden

Pleasant good sized rear garden with patio, lawn area, shrub border, and side access gate.

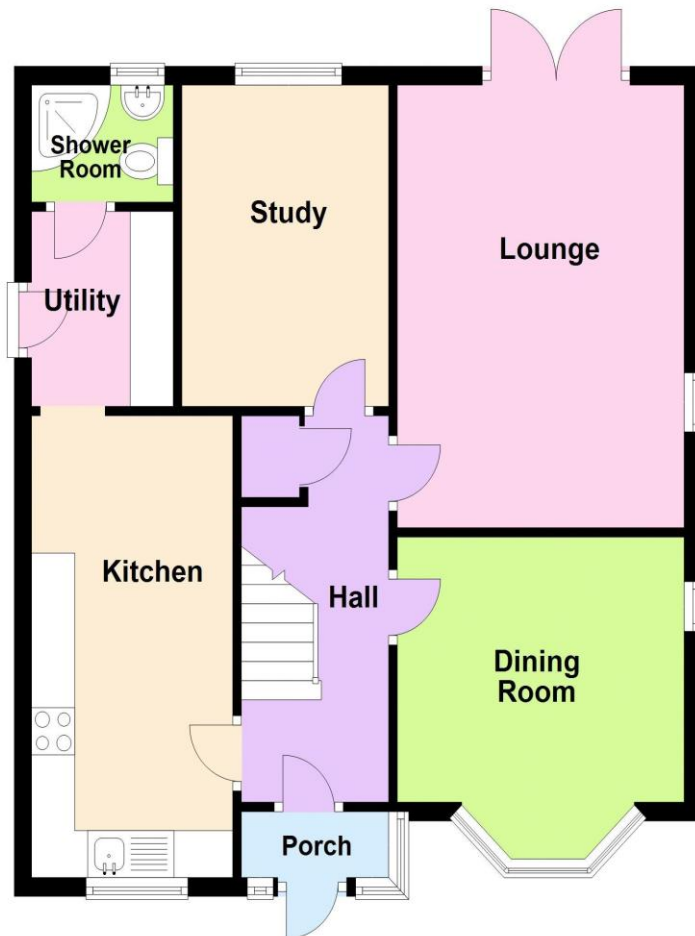
## Property Related Services

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.

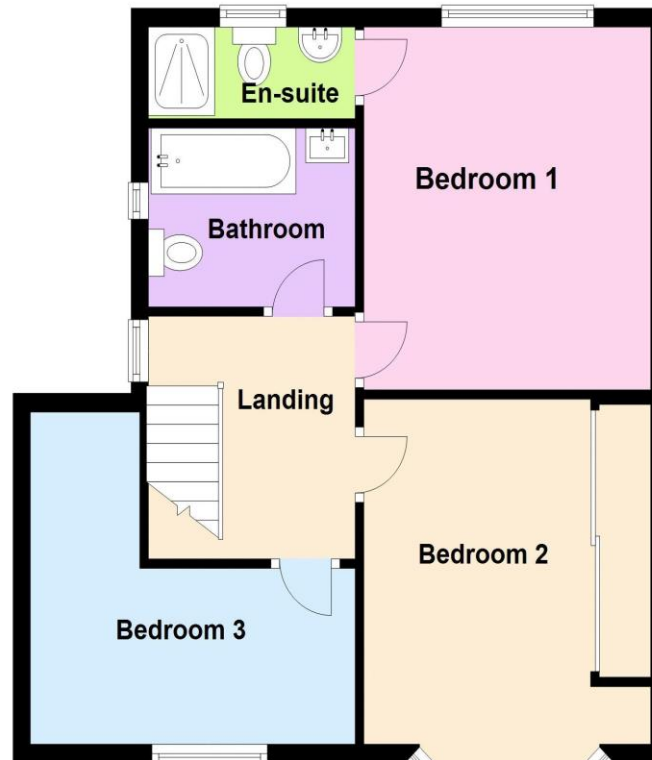
## Tenure

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.

Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
		81		38	82

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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