



**humberstones**  
homes

19 CONWAY AVENUE, QUINTON, BIRMINGHAM, B32 1DR

**£285,000**





### LOCATION

Conway Avenue is a very popular residential cul-de-sac situated within the sought after part of Quinton and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Clydesdale Road, then right into Conway Avenue where the property is situated towards the head of the cul-de-sac on the right hand side.

### DESCRIPTION

This is a very well presented, spacious and improved 3 bedroome semi detached family home in popular cul-de-sac position, set back behind a drive providing off road parking and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, re-fitted kitchen (with integral oven/hob and integrated fridge/freezer and dishwasher), utility and downstairs wc. First floor provides 3 beds and re-fitted bathroom. Outside is a garage and pleasant well maintained rear garden. Double glazed and gas central heating. EPC rating D.

#### Porch

Single glazed front door with side single glazed panel leads through to :-

#### Entrance Hall

Radiator, staircase rising to the first floor, useful understair storage cupboard and doors off to :-

#### Through Lounge/Dining Area 28' 0" (max overall and into bay) x 11' 0" (max) (8.53m x 3.35m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect living flame gas fire, double glazed sliding patio door onto the rear garden.

#### Re-Fitted Kitchen 10' 6" x 7' 8" (3.20m x 2.34m)

Double glazed window to the rear, ceiling spot lights, range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven and grill, 4 ring electric hob and cooker hood above, integrated fridge/freezer and dishwasher, fitted larder unit, complimentary tiling to the walls, and door leads to :-



#### Utility 8' 10" (max) x 6' 6" (max) (2.69m x 1.98m)

Single drainer sink with mixer tap, central heating boiler, door to Garage, double glazed door to the rear garden and folding door leads to :-

#### Downstairs WC

Double glazed window to the rear, wc and complimentary tiling to the walls.

#### First Floor Landing

Double glazed window to the side, loft access and doors off to all First Floor Accommodation.

#### Bedroom One 14' 8" (into window recess) x 10' 6" (to back of wardrobe) (4.47m x 3.20m)

Double glazed window to the rear, radiator and range of fitted wardrobes with hanging rail and storage.

#### Bedroom Two 13' 7" (into bay) x 11' 0" (max) (4.14m x 3.35m)

Double glazed bay window to the front, radiator and picture rail.

#### Bedroom Three 8' 7" x 7' 10" (2.61m x 2.39m)

Double glazed window to the rear and radiator.

#### Re-Fitted Bathroom 7' 4" (max) x 6' 0" (max) (2.23m x 1.83m)

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

#### Front

Drive providing off road parking and leading to the accommodation.

#### Garage 14' 11" x 8' 4" (4.54m x 2.54m)

Up and over door.

#### Rear Garden

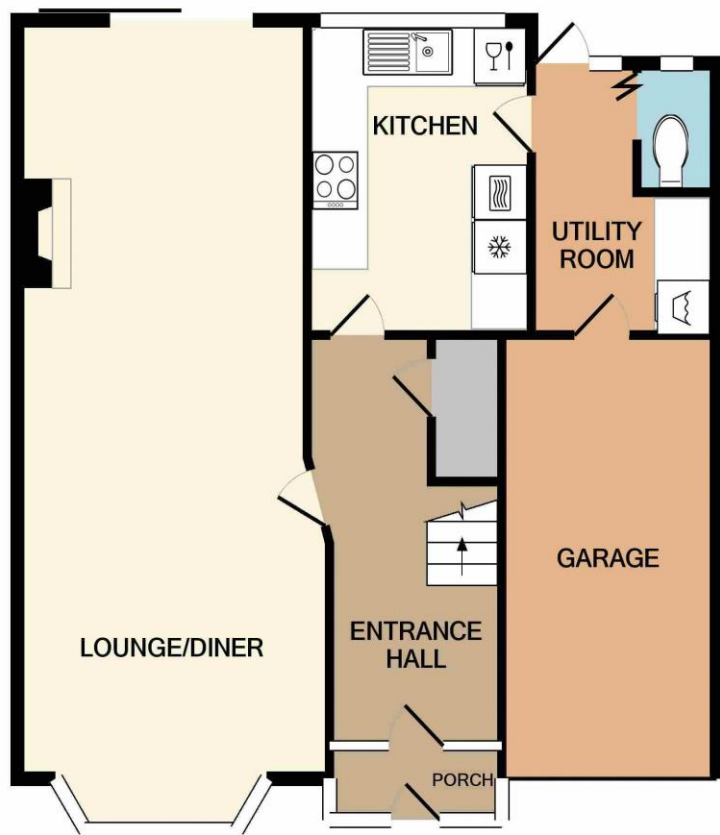
Pleasant well maintained rear garden with patio, shaped lawn, shrub border and additional garden area at the side.

#### Tenure

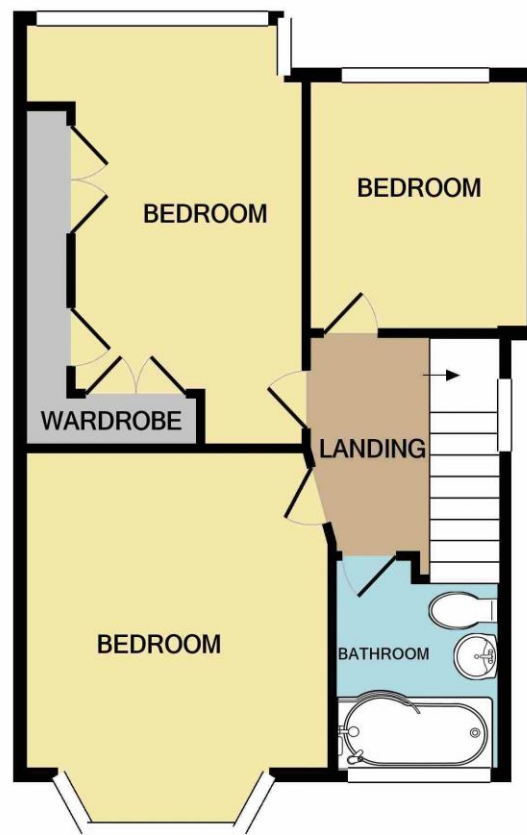
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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.

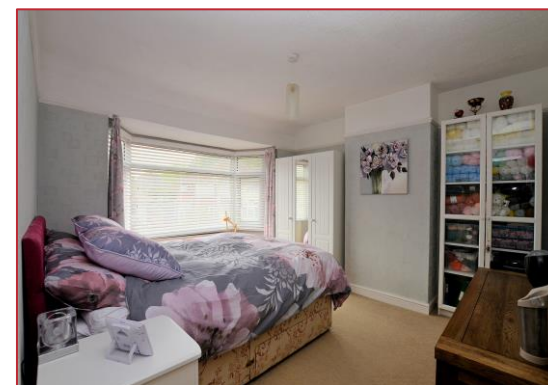


GROUND FLOOR



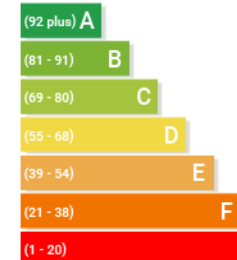
1ST FLOOR

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

82

58



