



**humberstones**  
homes

649 HAGLEY ROAD WEST, QUINTON, BIRMINGHAM, B32 1BY  
**Monthly Rental Of £895**







### LOCATION

The property can be found in the residential area of Quinton close to its borders with Halesowen and giving excellent access to local shops and businesses on Hagley Road West, bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property is situated on Hagley Road West heading out of town close to the turning into Edenhall Road as indicated by the agents to let board.

### DESCRIPTION

This unfurnished semi-detached home is available from the end of December. It is a well presented, traditional style semi detached home with 18ft kitchen having integrated appliances and large modern family bathroom, whilst still boasting a number of original character features complimented by some more modern ones. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, lounge with wood burning stove and superb kitchen diner. At first floor level there is landing with doors to three generously proportioned bedrooms and family bathroom. To the front there is a driveway providing off road parking and access to the rear garden with sunny aspect. The property benefits from majority upvc double glazing and is fitted with gas central heating (combi boiler). NO SMOKERS OR PETS. Subject to holding deposit - see our website for more details. EPC rating: D

**Arched upvc double doors lead to Entrance Porch**

### Entrance Porch

Having quarry tiled floor, wall light point and wooden paneled door with leaded light stained glass inserts and matching side lights to entrance hall.

### Entrance Hall

Having parquet flooring, single panel radiator with cover, stairs to first floor landing, ceiling light point, doors to lounge and kitchen and understairs store housing wall mounted combination gas central heating boiler.

### Lounge 14' 5"max x 12' 11"max (4.39m x 3.93m)

Front Facing - Having feature brick fire place with inset multi fuel burner, single panel radiator with cover, ceiling light point and double doors to kitchen diner.

### Kitchen/Diner 18' 9" x 15' 5" (5.71m x 4.70m)

Rear Facing - Refitted with range of wall and base units having work surfaces over, courtesy tiling, inset sink unit, built in electric oven with induction hob over and chimney canopy above and integrated appliances including fridge freezer, dishwasher and washer dryer. In the dining area there is a feature fireplace with inset living flame gas fire, designer wall mounted radiator and double doors to rear garden. There is engineered wooden flooring throughout and two ceiling light points.

### First Floor Landing

Side Facing - Having feature original arched stained glass window with leaded light inserts, doors to bedrooms and bathroom and ceiling light point.

### Bedroom One 15' 8"max x 11' 6"max (4.77m x 3.50m)

Rear Facing - Having feature fire surround, fitted wardrobes and dressing table, single panel radiator and ceiling light point.

### Bedroom Two 14' 5"max x 11' 6"max (4.39m x 3.50m)

Front Facing - Having feature fire surround, single panel radiator and ceiling light point and access to loft which is boarded and plastered with window.

### Bedroom Three 8' 10" x 6' 8" (2.69m x 2.03m)

Front Facing - Having laminate flooring, single panel radiator and ceiling light point.

### Bathroom 10' 5" x 6' 7" (3.17m x 2.01m)

Rear Facing - Refitted with suite comprising paneled bath with shower tap attachment, corner shower cubicle with mixer shower, low flush wc, bidet, pedestal wash hand basin, laminate flooring, single panel radiator and ceiling light point.

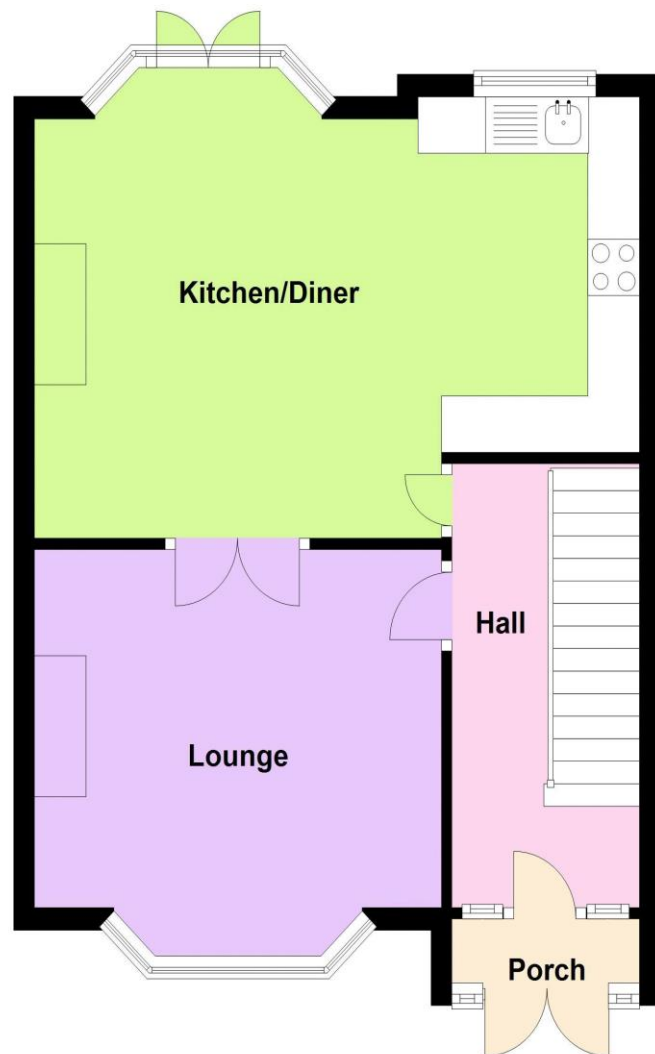
### Front Garden

Screened and set back from the road there is a block paved driveway with parking for more than one car, raised low maintenance borders, side access to rear garden and steps up to the front entrance.

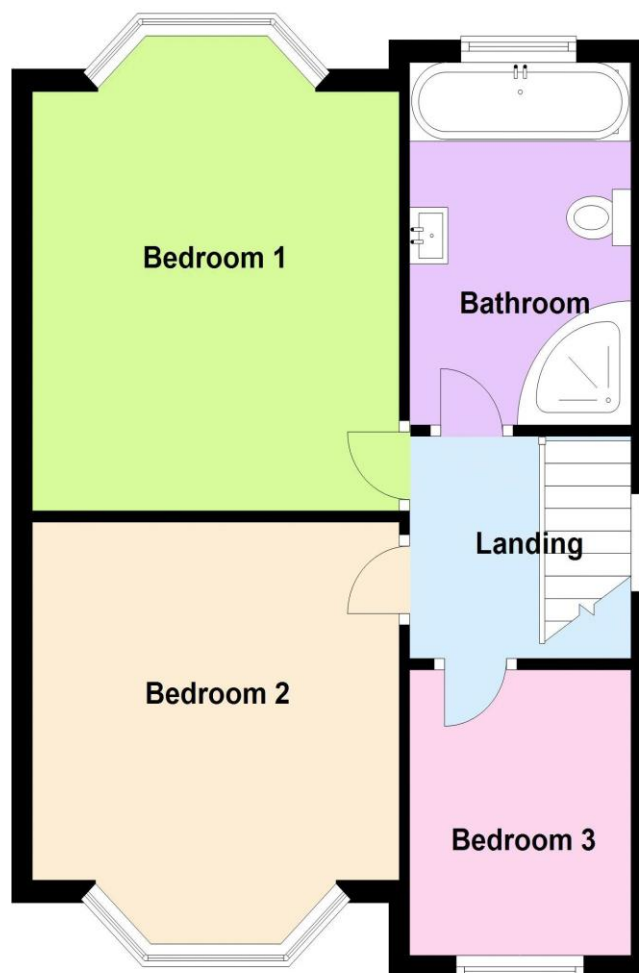
### Rear Garden

Delightful enclosed rear garden with sunny aspect having paved patio area the remainder being predominantly laid to lawn with further terrace area, garden shed and bounded by well stocked herbaceous borders.

## Ground Floor



## First Floor



Energy Performance Certificate		HM Government	
649, Hagley Road West, BIRMINGHAM, B32 1BY		Reference number: 8081-6726-6740-0491-0086	
Dwelling type: Semi-detached house		Type of assessment: EPC/AP existing dwelling	
Date of assessment: 19 August 2019		Total floor area: 101 m <sup>2</sup>	
Date of certificate: 19 August 2019			
Use this document for: • Compare current ratings of properties to see which properties are more energy efficient • Compare current ratings of properties to see which properties are more energy efficient • Compare current ratings of properties to see which properties are more energy efficient			
<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 3,663</b>	
<b>Over 3 years you could save:</b>		<b>£ 1,047</b>	
<b>Estimated energy costs of this house</b>			
Current costs	Potential costs	Potential future savings	
Lighting	£ 216 over 3 years	£ 216 over 3 years	You could save £ 1,047 over 3 years
Heating	£ 3,000 over 3 years	£ 2,112 over 3 years	
Hot Water	£ 327 over 3 years	£ 228 over 3 years	
<b>Total</b>	<b>£ 3,443</b>	<b>£ 2,354</b>	
These figures show how much the average household would spend in this property for heating, lighting and hot water over the next 3 years. They are based on the current energy use of the property. They do not include the cost of the property itself. The figures are based on the current energy use of the property. They do not include the cost of the property itself.			
<b>Energy Efficiency Rating</b>			
		The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 9. The average energy efficiency rating for a dwelling in England and Wales is rated 6 (orange box). The EPC rating of your home is rated 4 (orange box). The EPC rating of your home is rated 4 (orange box). The EPC rating of your home is rated 4 (orange box).	
<b>Top actions you can take to save money and make your home more efficient</b>			
<b>Recommended measures</b>		<b>Indicator cost</b>	
1. External or external wall insulation		£4,000 - £14,000	
2. Floor insulation (suspended floor)		£800 - £1,200	
3. Solar water heating		£4,000 - £6,000	
<b>Typical savings over 3 years</b>		£ 760 £ 100 £ 100	
See page 9 for a full list of recommendations for this property.			
For more information on energy efficiency ratings and how to improve your energy use, visit <a href="http://www.energyefficiency.gov.uk">www.energyefficiency.gov.uk</a> or call the Energy Advice Line on 0800 544420. The Green Deal may enable you to make your home warmer and cheaper to run.			

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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