



**humberstones**  
homes

57 EDENHALL ROAD, QUINTON, BIRMINGHAM, B32 1DB  
**£400,000**







## 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 where the property can be found on the left hand side as indicated by the agents for sale board.

## DESCRIPTION

Superbly presented most spacious extended detached family home set in sought after residential area of Quinton. Perfect for family living and enough room to work from home, with potential to create a ground floor annex (subject to necessary consent). The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, Sitting room, lounge, guests wc and shower room, kitchen/diner, utility and stores. At first floor level there is a large landing five good sized bedrooms and spacious family bathroom. There is a block paved driveway to the front giving off road and to the rear a secluded garden with southerly aspect. The property benefits from upvc double glazing and gas central heating (combi boiler). EPC Rating: E

### Entrance Porch

Having tiled floor, ceiling light point and part glazed door to entrance hall.

### Entrance Hall

Having tiled floor, double panel radiator, stairs to first floor landing, ceiling light point, under stairs store and doors to sitting room, lounge, kitchen/diner and guests wc/shower room.

### Guests WC/Shower Room

Having corner shower cubicle with electric shower, low level wc, pedestal wash hand basin, tiled flooring, heated towel rail, extractor and ceiling light point.

### Sitting Room 13' 10"max x 12' 6" (4.21m x 3.81m)

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

### Lounge 14' 4"max x 11' 9" (4.37m x 3.58m)

Rear Facing - Having double panel radiator and ceiling light point.

### Kitchen/Diner 14' 6" x 13' 5" (4.42m x 4.09m)

Rear Facing - Fitted with a range of wall and base units with worksurfaces over, inset sink unit, induction hob, built in electric oven and microwave, integrated fridge freezer and dishwasher, single panel radiator, tiled flooring, recessed ceiling lights door to rear garden and doorway to utility.

### Utility Room 6' 5" x 5' 3" (1.95m x 1.60m)

Fitted with wall and base unit having work surface above and inset sink, plumbing for washing machine, space for tumble dryer, tiled floor, single panel radiator, ceiling light point and doorway to store 1.

### Store 1 8' 6" x 6' 5" (2.59m x 1.95m)

Having laminate flooring, single panel radiator, ceiling light point and door to store 2.

### Store 2 6' 3" x 5' 7" (1.90m x 1.70m)

Part of the former garage still with double doors to front and ceiling light point.

### First Floor Landing

Having doors to all rooms, access to loft space, roof light tunnel, single panel radiator, cupboard housing combination gas central heating boiler and ceiling light point.

### Bedroom One 14' 9"max x 11' 10" (4.49m x 3.60m)

Rear Facing - Having single panel radiator and ceiling light point.

### Bedroom Two 15' 1" x 10' 3" (4.59m x 3.12m)

Rear Facing - Having double panel radiator and ceiling light point.

### Bedroom Three 14' 1"max x 10' 1"min (4.29m x 3.07m)

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

### Bedroom Four 8' 6" x 8' 4" (2.59m x 2.54m)

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

### Bedroom Five 14' 7" x 6' 3" (4.44m x 1.90m)

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

### Bathroom 11' 2" x 5' 9" (3.40m x 1.75m)

Side Facing - Fitted with suite comprising bath with screen and mixer shower over, low level wc, pedestal wash hand basin, tiled floor and part tiling to walls, heated towel rail, extractor and recessed ceiling lights.

### Frontage

Low maintenance frontage and block paved off road parking.

### Rear Garden

Enclosed secluded garden with sunny aspect have paved patio area the remainder being predominantly laid to lawn with herbaceous borders.

### 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.

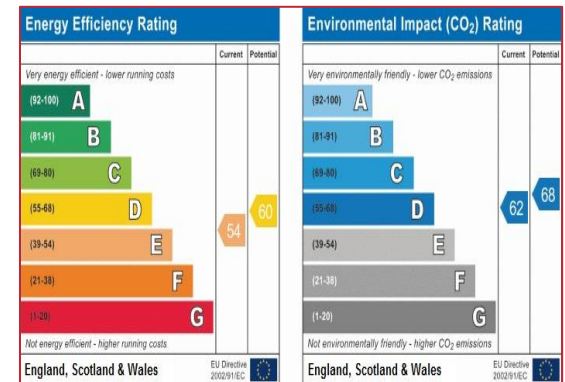
### Property Related Services

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**



**First Floor**



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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