



humberstones
homes

277 QUINTON LANE, QUINTON, BIRMINGHAM, B32 1JQ
£265,000





LOCATION

The property occupies a pleasant position within this popular, sought after part of Quinton and is most convenient for local shopping facilities, amenities, bus route and schools, whilst direct access onto Hagley Road West 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 Ridgacre Lane and immediately left into Quinton Lane where the property is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a well presented 3 bed roomed traditional style detached family home occupying a pleasant position within this popular, sought after part of Quinton, with a drive providing off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious through lounge/dining area, and re-fitted kitchen. First floor provides 3 bedrooms and bathroom. Outside is a Garage at the side, and pleasant good sized rear garden. Majority Double Glazed and Gas Radiator Heating. EPC rating D.

Porch

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

Entrance Hall

Staircase rising to the First Floor, radiator, useful understair storage cupboard and door leads to :-

Through Lounge/Dining Area 26' 6" (max overall into bay and up to double doors) x 11' 0" (max) (8.07m x 3.35m)

Double glazed bay window to the front with leaded detailing, 2 radiators, double glazed double opening doors onto the rear garden and door way leads through to :-

Re-Fitted Kitchen 7' 7" x 6' 10" (2.31m x 2.08m)

Double glazed window to the rear, central heating boiler, base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point and cooker hood above, complimentary tiling to the walls.

First Floor Landing

Secondary glazed window to the side having leaded detailing, and doors off to all First Floor Accommodation.

Bedroom One 13' 6" (into bay) x 11' 0" (4.11m x 3.35m)

Double glazed bay window to the front. 2 Radiators.

Bedroom Two 13' 2" (into bay) x 10' 8" (max) (4.01m x 3.25m)

Double glazed bay window to the rear providing pleasant outlook over rear garden, radiator and picture rail.

Bedroom Three/Box Room 6' 3" x 6' 0" (1.90m x 1.83m)

Double glazed window to the front. Radiator.

Bathroom 7' 6" x 6' 1" (2.28m x 1.85m)

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

Front

Drive providing off rod parking and leading to the accommodation.

Garage 14' 4" x 7' 4" (4.37m x 2.23m)

Double doors to the front, and storage area at the rear.

Rear Garden

Pleasant good sized rear garden with patio, lawn and pathway.

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.

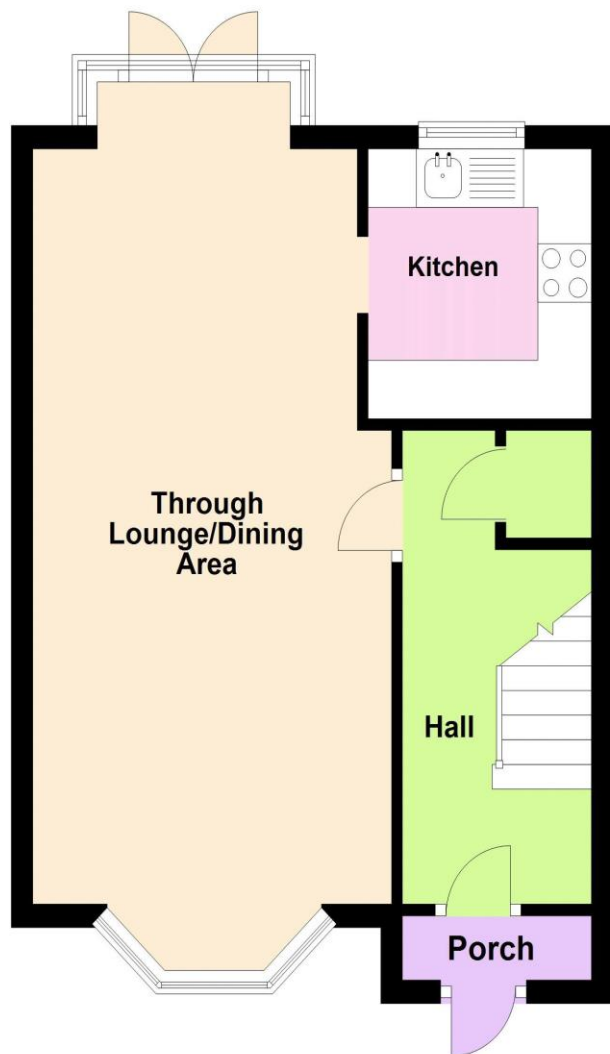
Property Related Services

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.

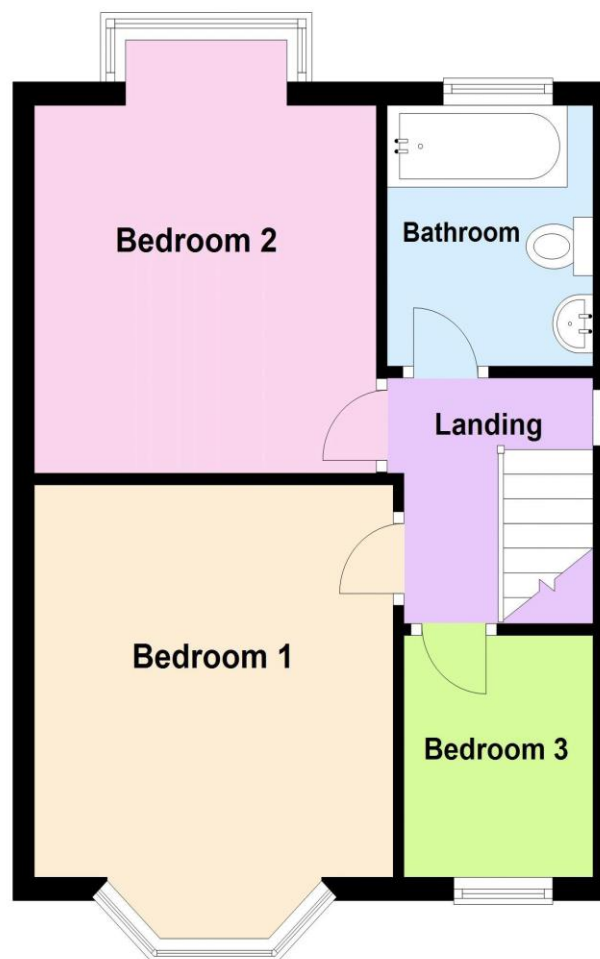
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Ground Floor



First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	65	80
EU Directive 2002/91/EC		
England, Scotland & Wales		

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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