



humberstones
homes

3 GORSY ROAD , QUINTON, BIRMINGHAM, B32 2SD

£200,000





LOCATION

Situated within the popular Quinton area, Gorsy Road is handy for local shopping facilities, amenities and schools, whilst the local major road network enables commuting to Queen Elizabeth Hospital, Birmingham City Centre and further to the surrounding area. The property can be located turning off Quinton Road West into Gorsy Road and is situated a distance along on the left hand side.

DESCRIPTION

This is a good sized 3 bedroomed traditional style semi detached family home in the popular Quinton location with 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 breakfast room opening to kitchen. First Floor provides 3 bedrooms and bathroom. Outside is a garage/useful store and rear garden. Majority Double glazed and gas radiator heating. EPC rating E.

Porch

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

Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

Through Lounge/Dining Area 24' 6''(max overall and into bay) x 9' 9''(max) (7.46m x 2.97m)

Double glazed bay window to the front, 2 radiators, feature fire surround with hearth and double glazed window to the rear.

Breakfast Area 11' 0'' x 6' 9'' (3.35m x 2.06m)

Radiator, double glazed door to the rear garden, and archway leads through to :-

Kitchen 9' 1''(max) x 7' 1'' (2.77m x 2.16m)

Double glazed window to the rear, 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, and door to Garage.

First Floor Landing

Double glazed window to the side, built in storage cupboard and doors off to all First Floor Accommodation.



Bedroom One 12' 9''(into window recess) x 9' 10''(max) (3.88m x 2.99m)

Double glazed window to the rear, radiator and fitted wardrobe

Bedroom Two 12' 5''(into bay) x 9' 10'' (3.78m x 2.99m)

Double glazed bay window to the front, and radiator.

Bedroom Three 6' 11''(max) x 6' 9'' (2.11m x 2.06m)

Double glazed window to the front. Radiator.

Bathroom 6' 2'' x 5' 4'' (1.88m x 1.62m)

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

Outside

Front

Drive providing off road parking and leading to the accommodation.

Garage/Store 12' 9'' x 8' 10'' (3.88m x 2.69m)

Double opening doors to the front.

Rear Garden

Patio, lawn area, 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		85	
	47		87
			46
England, Scotland & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

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