



**humberstones**  
homes

225 WHITE ROAD, QUINTON, BIRMINGHAM, B32 2SZ

**£285,000**







### LOCATION

The property is situated within this popular, sought after location, close to its borders with Harborne, and is handy for local shopping facilities, amenities, and schools, whilst the local major road network enables commuting into Harborne and further to QE Hospital, Birmingham City Centre and surrounding areas. The property can be located turning off Ridgacre Road into White Road and is then situated a distance along towards the bottom of the road on the right hand side.

### DESCRIPTION

This superb, delightfully presented and extended 3 bedroom semi detached family home is offered for sale providing good sized and well planned living accommodation, set within popular location and set back behind a drive/off road parking, leading to the following accommodation :- On the ground floor is a porch, entrance hall, dining room (double doors through to) spacious enlarged lounge and opening through to Superb extended and re-fitted kitchen (with integral oven/hob and integrated dishwasher). First floor provides 3 bedrooms and super re-fitted bathroom. Outside is a pleasant good sized rear garden. Double glazed and Gas radiator heating. EPC rating D.

### Porch

Front door leads through to :-

### Entrance Hall

Radiator, double glazed window to the side, built in storage cupboard, staircase rising to the First Floor and doors off to :-

### Dining Room 13' 0"(into bay) x 10' 5"(max) (3.96m x 3.17m)

Double glazed bay window to the front, radiator, attractive feature fireplace with hearth housing inset coal effect fire, double opening doors lead through to :-

### Spacious Lounge leading through to Extended Kitchen

Comprising :-

### Lounge 16' 9"(max) x 13' 8"(max) (5.10m x 4.16m)

2 Double glazed windows to the side, radiator, feature log burner and opening through to :-

### Superb Extended and Re-Fitted Kitchen 15' 9"(max) x 10' 3"(max) (4.80m x 3.12m)

Double glazed window to the rear, heated towel rail, range of base units, work surface area, wall cupboards, concealed lighting, display cabinet, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, integrated dishwasher, fitted larder unit, double glazed double opening doors onto the rear garden



### First Floor Landing

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

### Bedroom One 14' 3"(into bay) x 10' 5"(max) (4.34m x 3.17m)

Double glazed bay window to the rear providing pleasant outlook over rear garden. Radiator.

### Bedroom Two 13' 3"(into bay) x 10' 5"(to back of wardrobe) (4.04m x 3.17m)

Double glazed bay window to the front, radiator, and fitted wardrobe with mirrored sliding doors, hanging rail and storage.

### Bedroom Three 7' 6"(max) x 6' 0"(max) (2.28m x 1.83m)

Double glazed window to the front and radiator.

### Superb Re-Fitted Bathroom 8' 5" x 5' 10" (2.56m x 1.78m)

Double glazed window to the rear and side, heated towel rail and attractive suite comprising :-Feature bath, low level flush wc, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

### Front

Drive providing off road parking and leading to the accommodation.

### Rear Garden

Pleasant good sized rear garden with patio, lawn area, shrub border, decking area, ornamental garden pond, useful garden shed/store and further garden area beyond.

### Tenure

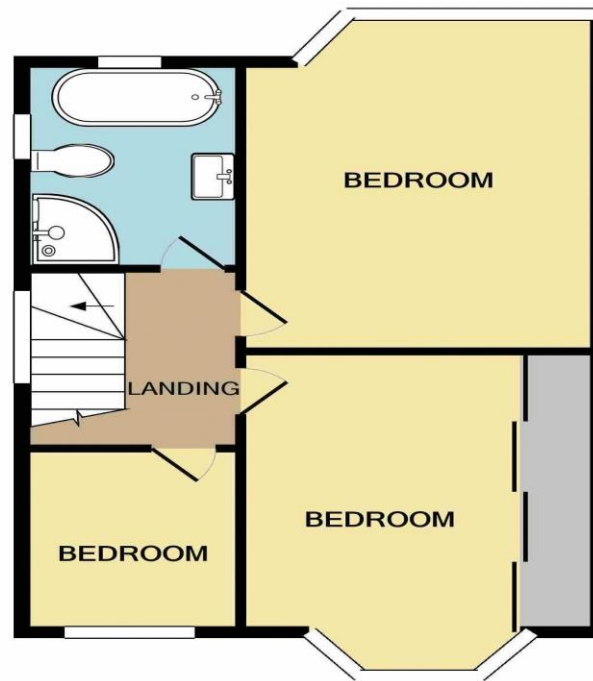
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

### 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



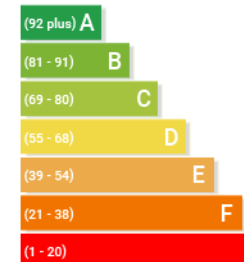
1ST FLOOR

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

84

66





