



17 BEECH AVENUE, QUINTON, BIRMINGHAM, B32 2UA

£230,000

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## LOCATION

Beech Avenue is a popular residential cul-de-sac conveniently situated for local amenities, bus routes into Birmingham City Centre and access to the M5 motorway at junctions 2 & 3. The property can be located turning off Hagley Road West into Ridgacre Lane then immediately left into Quinton Lane, continue straight on at the island turning left into Beech Avenue where the property can be found on the right hand side.

## DESCRIPTION

Well proportioned extended traditional style semi detached home, set in popular cul-de-sac location. The property has been well maintained by the current owners but is now in need of some updating. It has a large rear garden and is ripe for extension (subject to necessary planning). The accommodation briefly comprises on the ground floor of an entrance porch, entrance hall, 23ft lounge/diner, garden room/study area, extended kitchen and utility room. On the first floor there is a landing, three bedroom, bathroom and retractable ladder to the loft space which has been turned into a room with velux window and radiator. To the front there is a driveway with access to garage and front garden. To the rear of the property there is a very large garden with further garage accessed by from a gated service road beyond. The property benefits from majority upvc double glazing and gas central heating. EPC Rating: D

**UPVC part glazed double doors lead to Entrance Hall**

### Entrance Porch

Having part glazed wooden door to entrance hall.

### Entrance Hall

Having single panel radiator, under stairs store, stairs to first floor landing, ceiling light point and doors to lounge/diner and kitchen.

### Lounge/Diner 23' 8" max x 10' 5" max (7.21m x 3.17m)

Front Facing - Having double panel radiator, two wall mounted gas fires, two ceiling light points and opening into garden room/study.

### Garden Room/Study 10' 6" x 6' 2" (3.20m x 1.88m)

Rear Facing - Having single panel radiator, ceiling light point and door to kitchen.

### Kitchen 14' 7" x 6' 7" max (4.44m x 2.01m)

Rear Facing - Fitted with wall and base units having work surfaces over, inset sink unit, space for cooker and fridge freezer, ceiling light point and door to utility room.

### Utility Room 14' 8" x 6' 5" (4.47m x 1.95m)

Rear Facing - Having base units with work surfaces over, plumbing for washing machine, vinyl flooring, ceiling light point and doors to garage and rear garden.

### First Floor Landing

Side Facing - Having doors to bedrooms and bathroom and ceiling light point.

### Bedroom One 12' 9" max x 10' 11" max (3.88m x 3.32m)

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

### Bedroom Two 10' 11" x 10' 5" max (3.32m x 3.17m)

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

### Bedroom Three 6' 0" x 5' 8" (1.83m x 1.73m)

Front Facing - Having single panel radiator, ceiling light point and access to loft room with pull down ladder.

### Bathroom 7' 5" x 6' 2" (2.26m x 1.88m)

Rear Facing - Having paneled bath, low level wc, pedestal wash hand basin, vinyl flooring, single panel radiator, ceiling light point and cupboard housing combination gas central heating boiler.

### Loft Room 12' 11" x 12' 9" (3.93m x 3.88m)

Restricted headroom in part - Having velux window, single panel radiator and ceiling light point.

### Front Garden

Having block paved driveway providing off road parking and access to garage with lawned foregarden adjacent.

### Garage 13' 6" x 6' 7" (4.11m x 2.01m)

Having double doors and ceiling light point.

### Rear Garden

Delightful very large rear garden with paved patio area the remainder being predominantly laid to lawn, complimented by well stocked borders and further garage to the far end access from gated service road beyond (not inspected for accessibility)

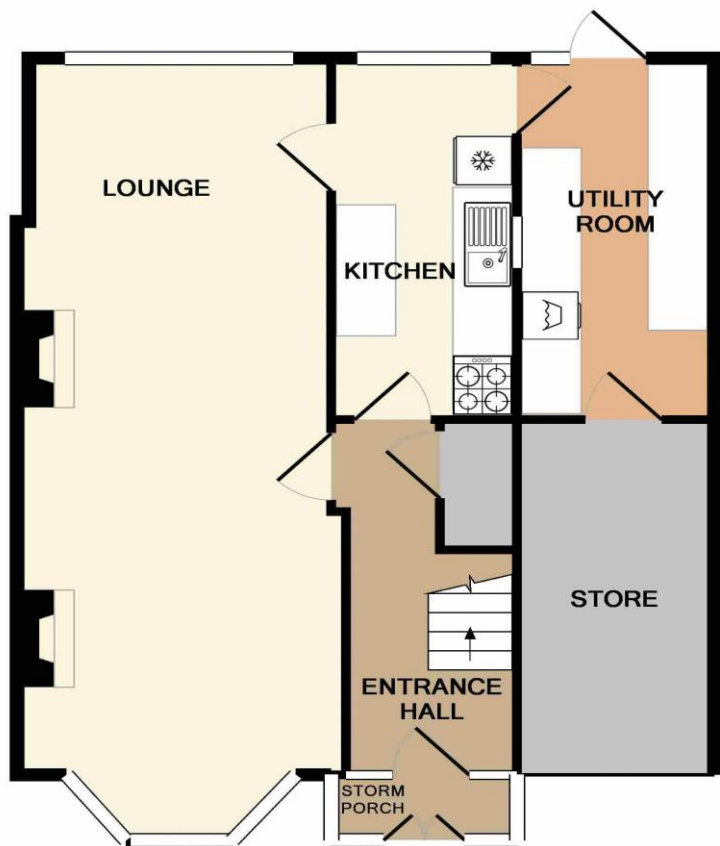
### Tenure

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

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GROUND FLOOR



1ST FLOOR

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Address: 17 Beech Avenue, Quinton, BIRMINGHAM, B32 2UA  
RRN: 8506-0506-1529-1397-0313

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-39) <b>G</b>		
Not energy efficient - higher running costs		
	56	79
England & Wales		
EU Directive 2002/91/EC		

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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