



753 HAGLEY ROAD WEST, QUINTON, BIRMINGHAM, B32 1DN

Offers in Excess of £300,000

humberstones
homes

DESCRIPTION

A quite unique and versatile extended semi detached home with outbuildings. The property is well appointed throughout and offers deceptively spacious accommodation easily able to accommodate a large family. The accommodation briefly comprises on the ground floor of entrance porch, entrance hall, two reception rooms, conservatory, 22ft kitchen diner with log burning stove and separate utility (potential for use as 2nd kitchen). At first floor level there is a landing five bedrooms (four doubles), shower room and family bathroom. The space is versatile and can be used as one, or sectioned off to create a self contained suite. To the front there is off road parking and to the rear a large garden. This has a patio and lawn with outbuildings to two sides, which could be used for many different purposes. The property benefits from gas central heating (combi boiler) and UPVC double glazing. EPC Rating: C.

Part glazed upvc door leads to Entrance Porch

Entrance Porch

Having ceiling light point and part glazed wooden door to entrance hall.

Entrance Hall

Having vinyl flooring, single panel radiator with cover, stairs to first floor landing, ceiling light point and doors to all ground floor rooms.

Lounge 12' 11"max x 12' 11"max (3.93m x 3.93m)

Front Facing - Having feature fire surround with electric fire, vinyl flooring, double panel radiator and cover and ceiling light point.

Sitting Room 12' 11" x 11' 3"max (3.93m x 3.43m)

Rear Facing - Having feature fire surround with gas fire, double panel radiator and cover, laminate flooring, ceiling light point and double doors to conservatory.

Conservatory 11' 1"max x 7' 9"max (3.38m x 2.36m)

Rear Facing - UPVC double glazed with vinyl flooring, wall mounted electric heater and double doors to rear garden.

Kitchen/Diner 22' 1" x 9' 10" (6.73m x 2.99m)

Dual Aspect - fitted with a range of wall and base units with work surfaces over, inset sink unit, two built in electric ovens and microwave, gas hob with chimney canopy over, plumbing for dishwasher, space for american style fridge freezer, vinyl flooring, double panel radiator, multi fuel burner, two ceiling light fans, door to utility and double doors to rear garden.

Utility Room 9' 6" x 7' 6" (2.89m x 2.28m)

Rear facing - Fitted with Belfast sink, work surfaces and wall units, plumbing for washing machine, space for condensing tumble dryer, tiled flooring and tiling to walls, single panel radiator, wall mounted Worcester Bosch combination gas central heating boiler, under stairs store and ceiling light point.

First Floor Landing

Having doors to all rooms, storage cupboard, ceiling light point and access to loft space.

Bedroom One 13' 5"max x 12' 0"max (4.09m x 3.65m)

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

Bedroom Two 12' 11" x 11' 3"max (3.93m x 3.43m)

Rear Facing - Having fitted wardrobes, feature fire surround, single panel radiator and ceiling light fan.

Bedroom Three 9' 4" x 8' 4" (2.84m x 2.54m)

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

Bedroom Four 13' 7"max x 6' 7"max (4.14m x 2.01m)

Rear Facing - 'L' Shaped room having single panel radiator and ceiling light point.

Bedroom Five 7' 8" x 7' 0" (2.34m x 2.13m)

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

Family Bathroom

Rear Facing - Fitted with suite comprising paneled bath with mixer shower over and screen, low level wc, pedestal wash hand basin, vinyl flooring, single panel radiator, tiled walls and ceiling light point.

Shower Room

Rear Garden - Fitted with suite comprising shower cubicle with electric shower, low level wc, pedestal wash hand basin, wood flooring, single panel radiator, tiling to walls, extractor and ceiling light point.

Frontage

Having crete print style of road parking.

Rear Garden

Large garden having private southerly aspect with paved patio area, lawn and paved courtyard to far end. This is complimented by two outbuildings, covered run and store.

Outbuilding One 25' 8" x 9' 2" (7.82m x 2.79m)

Side Facing - Having upvc cladding, power and light.

Outbuilding Two 22' 6" x 8' 5" (6.85m x 2.56m)

Having upvc cladding, power and light.

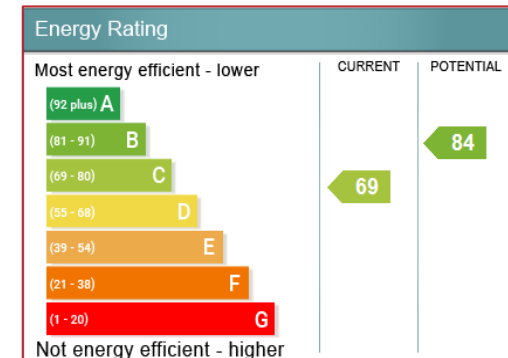
Property Related Services

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.





We believe the information contained in this brochure is correct to the best of our knowledge and belief, but we do not warrant its accuracy. It is provided for information only and should not be relied upon 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.



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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – quinton@humberstoneshomes.co.uk

