



humberstones
homes

396 WEST BOULEVARD, QUINTON, WEST MIDLANDS, B32 2PH
£155,000





LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops, schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. The property can be located travelling along Ridgacre Road and at the island take the third exit into West Boulevard, continue along here over the next island where the property can be found on the left hand side as indicated by the agents for sale board.

DESCRIPTION

Well presented good sized terraced home. Having lounge, refitted kitchen/diner, two double bedrooms and spacious bathroom. Set back from the road with gardens to front and rear. Benefiting from gas central heating and upvc double glazing. EPC Rating: C.

Entrance Hall

Having double panel radiator, stairs to first floor landing, ceiling light point and door to lounge.

Lounge 13' 3"max x 12' 1" (4.04m x 3.68m)

Front Facing - Having feature fire surround, laminate flooring, double panel radiator, understairs store and ceiling light point.

Kitchen 16' 5" x 8' 9" (5.00m x 2.66m)

Rear Facing - Re-fitted with a range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, built in electric oven with gas hob over and chimney canopy above, plumbing for washing machine and dishwasher, space for fridge freezer, marble effect tiled flooring, double panel radiator, wall mounted Worcester Bosch combination, gas central heating boiler, two ceiling light points and door to rear garden.

First Floor Landing

Having doors to bedrooms and bathroom, access to loft space and ceiling light point.

Bedroom One 18' 9"max x 10' 2"max (5.71m x 3.10m)

Front Facing - Having laminate flooring, two double panel radiators, store and ceiling light point.

Bedroom Two 10' 10" x 9' 10" (3.30m x 2.99m)

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



Bathroom 8' 5" x 7' 10" (2.56m x 2.39m)

Rear Facing - Having paneled bath with electric shower over and screen, low level wc, pedestal wash hand basin, vinyl flooring, heated towel rail and ceiling light point.

Front Garden

Set back from the wall with low level fence there is a lawned garden with borders and pathway leading to rear garden.

Rear Garden

Having enclosed garden with paved patio area the remainder being predominantly laid to lawn.

Tenure

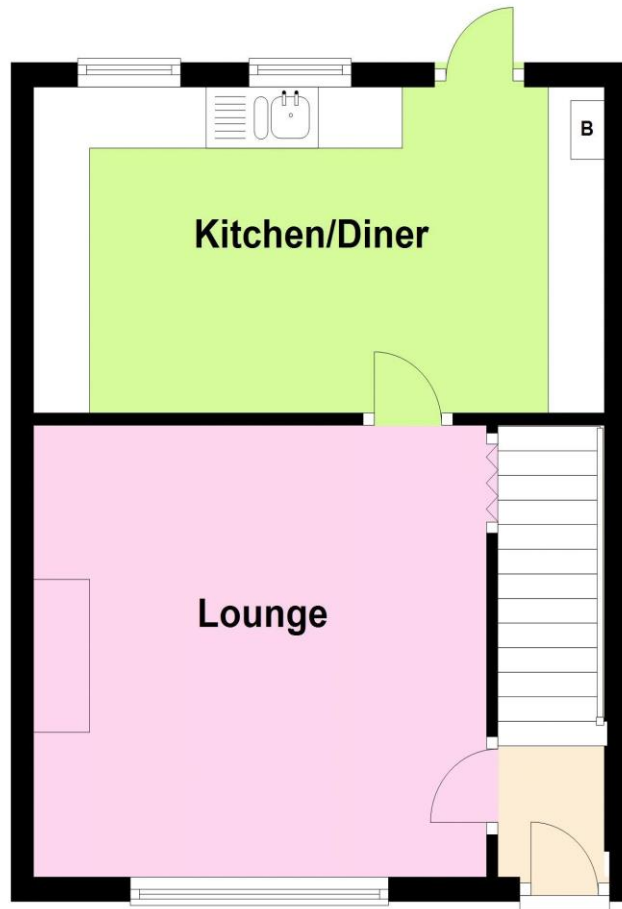
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

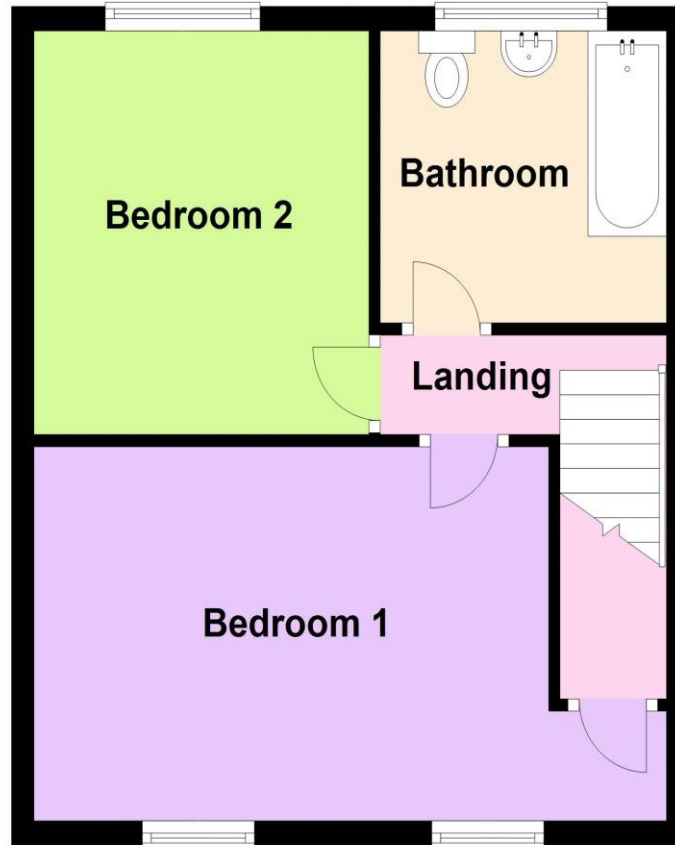
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Ground Floor



First Floor



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		88	(92-100) A
(81-91) B			(81-91) B
(69-80) C		72	(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
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & 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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