



123 HIGGINS LANE, QUINTON, BIRMINGHAM, B32 1LH

£189,950

humberstones  
homes



## LOCATION

The property is conveniently situated within this popular neighbourhood and handy for local, shops (Tesco Supermarket on Ridgacre Road), schools, bus routes into Birmingham and motorway access at junctions 2 and 3 of the M5. The property can be found by travelling along Ridgacre Road from the agents office, turn right at the traffic lights into Ridgacre Lane and then take the second left into Higgins Lane where the property can be found on the left hand side as indicated by the agents for sale board.

## DESCRIPTION

Well presented traditional style extended semi-detached home with rear garage and off road parking, set in popular residential area of Quinton. The accommodation briefly comprises on the ground floor of entrance hall, 13ft extended kitchen and 23ft lounge/diner. On the first floor is a landing, three bedrooms and refitted bathroom. To the front is a driveway with off road parking. To the rear there is a good sized garden and rear garage. The property benefits from UPVC double glazing and gas central heating. EPC Rating: D

### Part glazed composite door leads to Entrance Hall

#### Entrance Hall

Having laminate flooring, stairs to first floor landing, double panel radiator, under stairs store, ceiling light point and doors to lounge and kitchen.

#### Lounge/Diner 23' 10"max x 9' 11"max (7.26m x 3.02m)

Dual Aspect - Having feature fire surround, laminate flooring, patio door to rear garden, two single panel radiators and two ceiling light points.

#### Kitchen 13' 5" x 6' 10"max (4.09m x 2.08m)

Rear Facing - Fitted with a range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, cooker recess with cooker hood over, plumbing for washing machine, space for tumble dryer and fridge freezer, ceiling light point, vinyl flooring and door to side.

#### First Floor Landing

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

#### Bedroom One 12' 10"max x 9' 10"max (3.91m x 2.99m)

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

#### Bedroom Two 10' 9" x 9' 8" (3.27m x 2.94m)

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

#### Bedroom Three 7' 7" x 5' 9" (2.31m x 1.75m)

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

#### Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)

Front Facing - Having refitted suite comprising paneled bath with mixer shower and screen, integrated wc and sink with vanity unit, tiled floor and walls, heated towel rail, extractor and ceiling light.

#### Frontage

Having block paved driveway providing off road parking and gated access to rear garden.

#### Rear Garden

Enclosed garden with paved patio area the remainder being predominantly laid to lawn, double gates to rear service road (not inspected) and access to detached garage.

#### Garage 16' 1" x 9' 7" (4.90m x 2.92m)

Having up and over door and inspection pit and accessed from gated service road beyond (not inspected).

#### Tenure

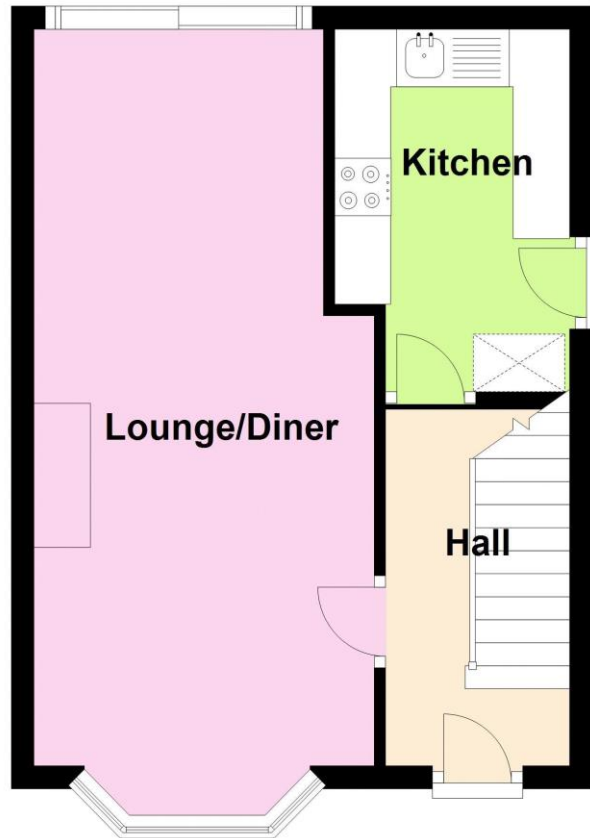
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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



## First Floor



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
|   | Current | Potential                                      |   | Current | Potential               |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92-100) <b>A</b>                           |         |  | (92-100) <b>A</b>   |         |                         |
| (81-91) <b>B</b>                            |         | 88   | (81-91) <b>B</b>  |         | 87                      |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>                            | 61      |  | (55-68) <b>D</b>  |         | 55                      |
| (39-54) <b>E</b>                            |         |  | (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> 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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