



**humberstones**  
homes

25 NEWBURN CROFT, QUINTON, BIRMINGHAM, B32 1QU

**£385,000**







### DESCRIPTION

If you are looking for a great sized detached family home in a popular location, which is ready to move in to, this may well be a property you do not want to miss out on. Offered with NO UPWARD CHAIN, This is a really spacious, considerably improved 3 bedroom detached home set within this popular cul-de-sac location and is handy for shopping facilities, amenities, bus route and schools, whilst Birmingham City Centre is easily accessible. The property has been renovated recently by the current vendors, is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch, entrance hall, spacious extended lounge opening onto the rear garden, separate dining room, re-fitted kitchen (with integrated oven/hob and integral fridge and dishwasher) and utility. First floor provides 3 DOUBLE bedrooms, re-fitted bathroom and separate wc. Outside is a garage and superb, well maintained rear garden with sunny aspect. Majority Double glazed, Gas central heating, Council Tax Band D. EPC rating D.

### Porch

Front door leads through to :-

### Entrance Hall

Radiator, staircase rising to the First Floor and doors off to :-

### Extended Lounge 20' 5" (max overall) x 10' 11" (max) (6.22m x 3.32m)

Radiator, attractive feature fireplace with hearth and double glazed sliding patio door onto the rear garden.

### Dining Room 14' 0" (into bay) x 10' 11" (4.26m x 3.32m)

Double glazed bay window to the front and radiator.

### Re-Fitted Kitchen 9' 8" x 7' 11" (2.94m x 2.41m)

Double glazed window to the rear, radiator, fine range of base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob and cooker hood above, integrated fridge and dishwasher, ceiling spot lights, useful built in under stair store/pantry and door leads through to :-

### Utility 12' 11" x 5' 10" (3.93m x 1.78m)

2 Single glazed windows to the side, work surface area, circular bowl sink with cupboard below, plumbing for washing machine, space for tumble dryer and fridge/freezer, central heating boiler, single glazed door to the side providing access to the rear garden, built in storage cupboard and door to the Garage.



### First Floor Landing

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

### Bedroom One 14' 5" (into bay) x 10' 11" (4.39m x 3.32m)

Double glazed bay window to the front. Radiator.

### Bedroom Two 13' 8" x 10' 11" (4.16m x 3.32m)

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

### Bedroom Three 12' 8" (into recess) x 11' 0" (plus storage cupboard) (3.86m x 3.35m)

Double glazed window to the front, radiator and useful built in storage cupboards.

### Super Re-Fitted Bathroom 7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed window to the rear, heated towel rail and attractive suite comprising :- Bath with shower over, wash handbasin, and complimentary tiling to the walls.

### Separate WC

Single glazed window to the side, wc and wash handbasin.

### Front

Lawn foregarden with shrub border and drive providing off road parking leading to the accommodation.

### Garage 15' 8" x 7' 9" (4.77m x 2.36m)

Double opening doors to the front, single glazed window to the side and door to the Utility.

### Rear Garden

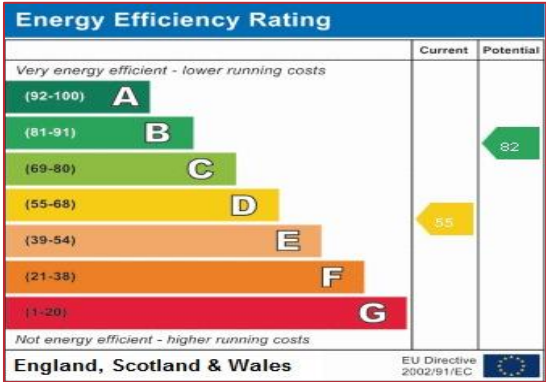
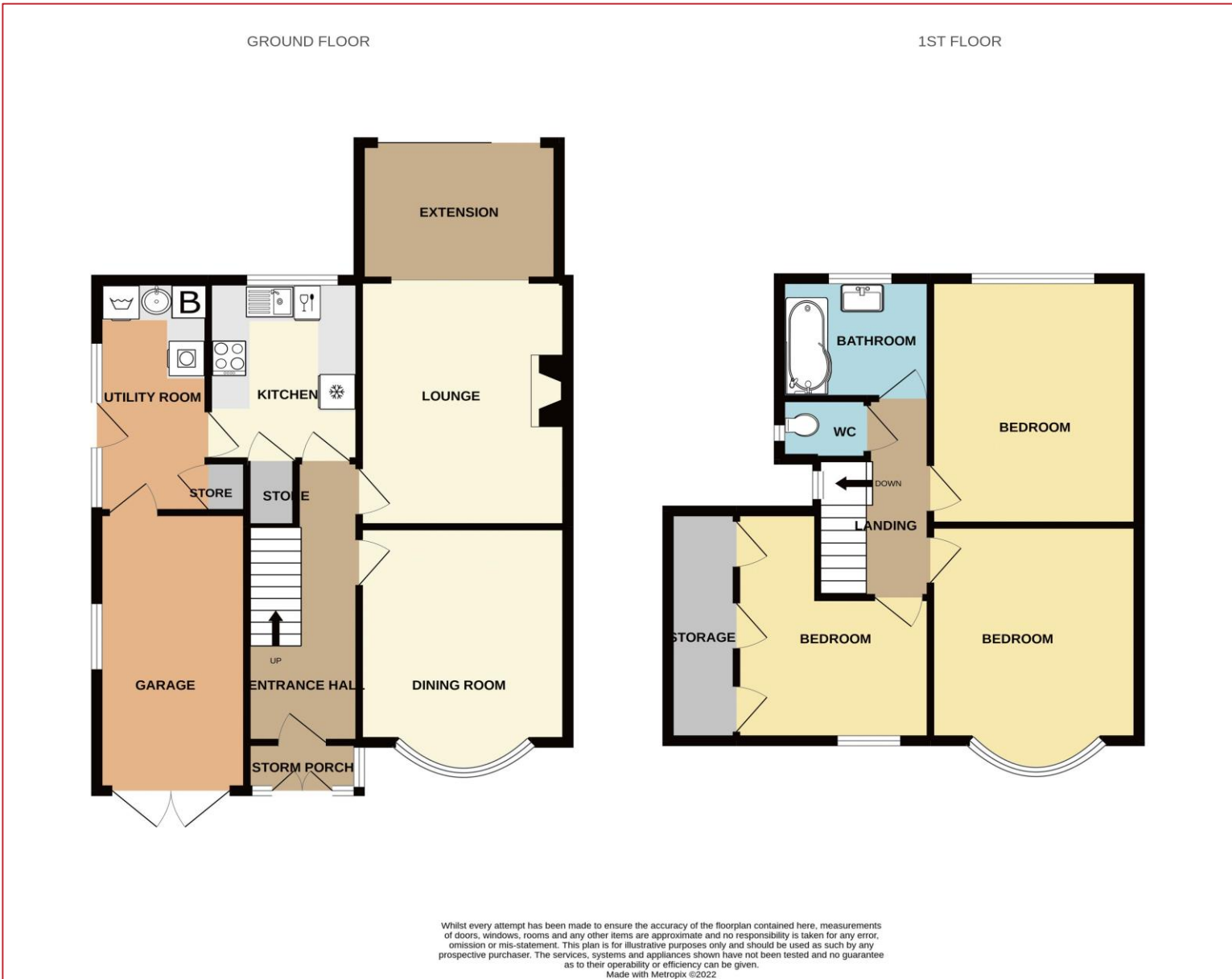
Superb, well maintained rear garden with sunny aspect having patio, shaped lawn, well stocked shrub borders and pathway.

### Tenure

The agents have checked HM land registry and the official copy of register of title shows the property as being freehold. We recommend buyers verify the status and satisfy themselves as to 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 £240 per transaction.



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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