





LOCATION

Set in sought after residential part of the of Quinton, known as the 'Golden Triangle' in an attractive tree lined road, close to local shops and businesses on Hagley Road, Tesco superstore, local schools and bus routes into Birmingham city centre and motorway access at junction 3 of the M5. The property can be found by turning off Hagley Road West into Stoney Lane, which continues into Ridgacre Road, turning left into Clydesdale Road where the property can be found on the left hand side as indicated by the agents for sale board.

DESCRIPTION

Well presented and spacious traditional style extended semi detached home set in sought after residential area and offers further potential to extend and create additional ground floor space, and bedrooms at first floor level over the garage (subject to necessary planning). The accommodation briefly comprises on the ground floor of entrance hall, 26ft Lounge and 15ft refitted kitchen/diner with garage/utility off. At first floor level there is a generous landing, three good sized bedrooms and refitted bathroom. To the front there is block paved driveway with access to garage and low maintenance frontage. To the rear there is a large lawned garden with patio. The property benefits from gas central heating (combi boiler) and UPVC double glazing. EPC Rating: E

Part Glazed upvc door leads to Entrance Hall

Entrance Hall

Having laminate flooring, single panel radiator, understairs recess & store, stairs to first floor landing, ceiling light point and doors to lounge & kitchen/diner.

Lounge 26' 5"max x 11' 10"max (8.05m x 3.60m)

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

Kitchen/Diner 15' 6" x 9' 0" (4.72m x 2.74m)

Rear Facing - fitted with range of wall and base units with work surfaces over, courtesy tiling, inset sink unit, built in electric oven, electric hob with chimney canopy over, integrated dishwasher, built in microwave, space for fridge freezer, double panel radiator, laminate flooring, recessed ceiling lights, french doors to rear garden and patio and door to garage.

Garage/Utility 14' 3" x 8' 0" (4.34m x 2.44m)

Having up and over door, ceiling light point and utility area with work surface, plumbing for washing machine and space for tumble dryer.

First Floor Landing

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

Bedroom One 13' 7"max x 11' 0"max (4.14m x 3.35m)

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

Bedroom Two 12' 10" x 10' 10" (3.91m x 3.30m)

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

Bedroom Three 7' 9" x 6' 11" (2.36m x 2.11m)

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

Bathroom 6' 9" x 5' 11" (2.06m x 1.80m)

Rear Facing - Fitted with suite comprising corner shower cubicle with mixer shower, paneled bath, low level wc, wash hand basin set into vanity unit, laminate flooring, part tiling to walls, heated towel rail and recessed ceiling lights.

Frontage

Set back from the road having block paved driveway providing access to garage and low maintenance frontage.

Rear Garden

Large garden having block paved patio, the remainder being predominantly laid to lawn.

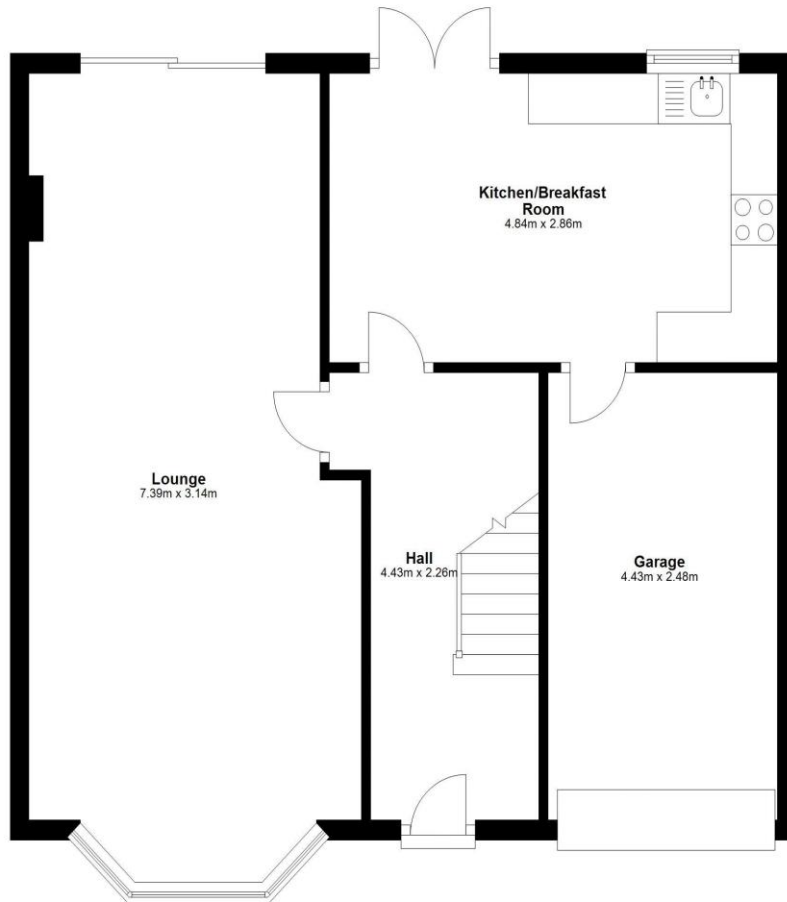
Tenure

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.

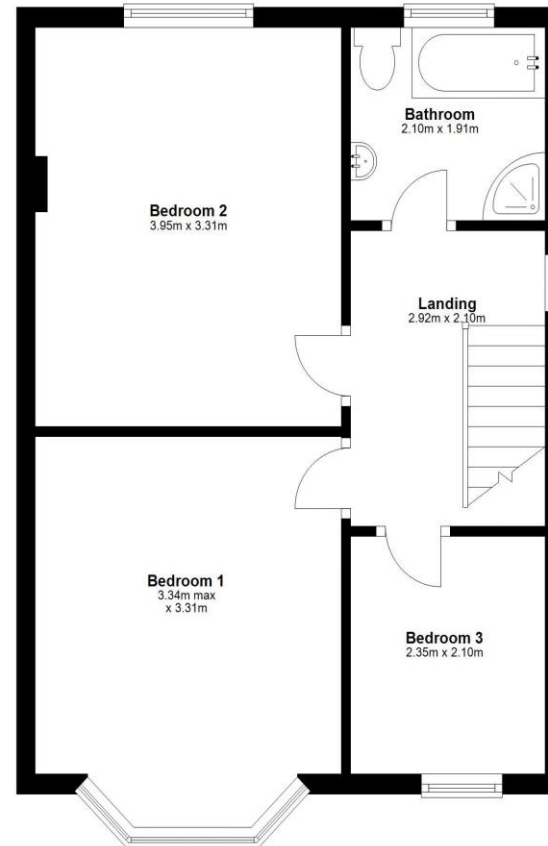
Property Related Services

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(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			England, Scotland & Wales		
EU Directive 2002/91/EC			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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