



humberstones  
homes



40 GRAYSWOOD PARK ROAD, QUINTON, BIRMINGHAM, B32 1HE

**£370,000**





## THE PROPERTY

CALL US TO VIEW THIS STUNNING, GREAT SIZED, EXTENDED AND BEAUTIFULLY PRESENTED 3 BED SEMI DETACHED WITHIN THE MUCH SOUGHT AFTER 'GOLDEN TRIANGLE'. Explore this property with our 360 degree virtual tour. There are many shops and restaurants available on the nearby Hagley Road West whilst the property falls into the catchment area for good local schools. Harborne Town Centre and Q.E Hospital are a short distance away, whilst Birmingham City Centre and M5 Motorway (J3) are both easily accessible. The property is set back from the road behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch which leads through to entrance hall with stairs rising to the First Floor and doors off to :- Dining room at the front having a bay window, spacious extended 18FT lounge with feature 'Wood burner' fire and double doors opening onto the rear garden. Superb, extended 17FT fitted kitchen providing a range of base/wall units and work surface area, door leads through to useful utility with door to downstairs wc, having wash handbasin, wc and part tiling to the walls. First Floor offers a landing with stairs rising to Second Floor Loft conversion and doors off to :- 2 good sized double bedrooms and box room/study. There is also a luxury re-fitted bathroom having feature bath, wash handbasin, wc and shower cubicle. Second Floor/Loft Conversion has a good sized double bedroom with lovely views to the rear. Outside is a pleasant garden with hot and cold outside taps, patio, lawn area, pathway and LARGE GARAGE at the rear of the garden. There are also electrical points outside at the front and rear. For Broadband and mobile coverage checker provided by Ofcom (the office of communications) see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> Council Tax Band C. EPC rating E.

Council Tax Band C

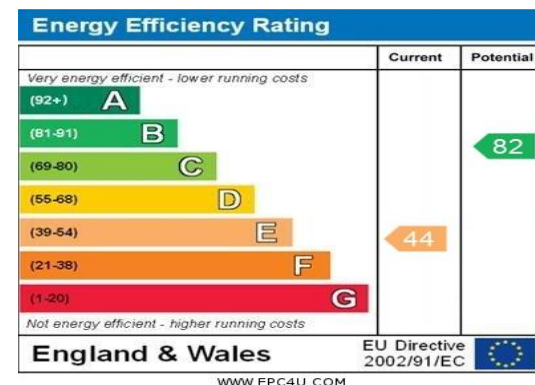
EPC Rating: E

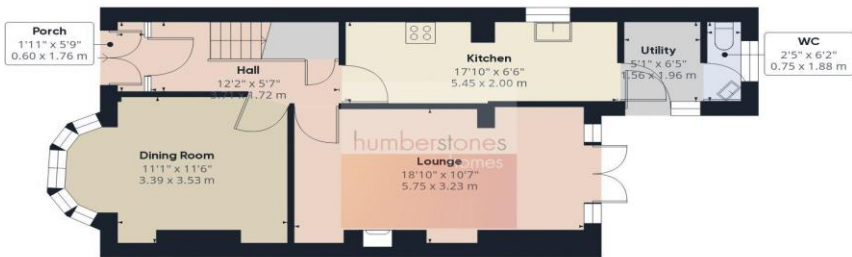
## TITLE

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.





Approximate total area<sup>(1)</sup>

1291.79 ft<sup>2</sup>

120.01 m<sup>2</sup>

Reduced headroom

0.06 ft<sup>2</sup>

0.01 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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