

ENGLANDS



197 White Road

Quinton, Birmingham, B32 2SY

£190,000



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ATTENTION DEVELOPERS!

CASH BUYERS ONLY DUE TO SHORT LEASE.

Rare opportunity to acquire a three bedroomed property in a very good location requiring modernisation throughout. Briefly comprising driveway, two reception rooms, kitchen, three bedrooms and first floor bathroom and attractive rear garden.

The property is situated on White Road, Quinton, which leads off Ridgacre Road and runs into Lower White Road. It is very well-placed for access to local shops, Birmingham City Centre, The Queen Elizabeth Medical Centre, University of Birmingham and also local motorway connections to the M5 and M6.

The property is set back from the road by a paved driveway providing off-road parking, front garden with lawn and a range of evergreen shrubs. Glazed entrance door leads into:

PORCH

Having meter cupboards on both sides, glazed panels with leaded light detail and stained glass panes. Panel inner door with glass pane leads into:

HALLWAY

Having ceiling light point, stairs rising to first floor accommodation and doors off.

FRONT RECEPTION ROOM

13'1" max to bay x 10'5" max into recess. (4.009 max to bay x 3.198 max into recess.)

Having UPVC double glazed bay window to the front, ceiling light point and coving to ceiling.

REAR RECEPTION ROOM

13'9" max x 10'4" max into recess (4.194 max x 3.175 max into recess)

Having double glazed UPVC window with UPVC double glazed French doors leading out to the rear garden, ceiling light point and marble style fireplace and hearth with fitted electric fire.

KITCHEN

10'7" max into bay x 5'11" max (3.237 max into bay x 1.815 max)

Having wall and base units, single bowl stainless steel sink, drainer, roll top work surfaces, and UPVC double glazed bay window overlooking the rear garden. Ceiling light point, useful walk-in pantry having fitted shelving.

Door from the kitchen leads into a covered side area and further door leading out to the rear garden.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having window with obscured glazing to the side, ceiling light point and loft hatch access.

BEDROOM ONE - FRONT

4.145 max into bay x 3.205 max (1.22m.44.20m max into bay x 0.91m.62.48m max)

Having UPVC double glazed bay window overlooking the front elevation and ceiling light point.

BEDROOM TWO - REAR

14'2" max x 10'5" max (4.341 max x 3.195 max)
Having double glazed UPVC window overlooking the rear garden and ceiling light point.

BEDROOM THREE

7'6" x 5'10" (2.297 x 1.8)
Having double glazed UPVC oriel window to the front and ceiling light point.

BATHROOM

5'11" max x 5'4" (1.814 max x 1.641)
Having panelled bath, wall-mounted shower, pedestal wash basin, wall-mounted electric heater and part complementary tiling. Two UPVC double glazed windows with obscured glass and ceiling light point. Cupboard housing the hot water tank.

SEPARATE WC

Having a low flush WC, vinyl flooring, UPVC double glazed window and ceiling light point.

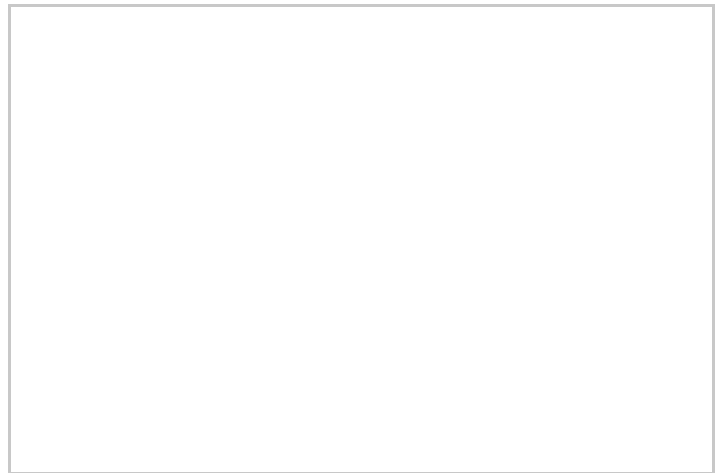
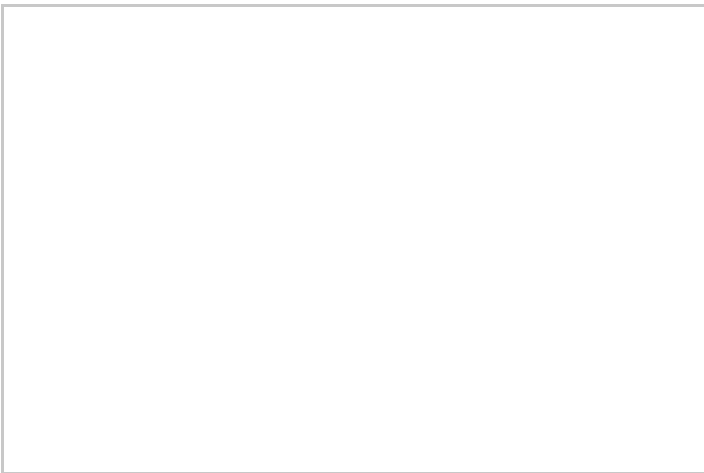
OUTSIDE

Enclosed rear garden having paved patio area, fence panels to three sides, lawn and borders with a range of established evergreen shrubs and roses.

ADDITIONAL INFORMATION

Tenure: Leasehold. We are advised that the property is leasehold, with approximately 66 years' remaining.
Council Tax Band - C





Road Map



Hybrid Map



Terrain Map



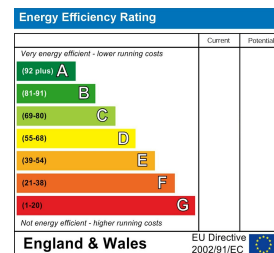
Floor Plan



Viewing

Please contact our Englands - Harborne Office on 01214271974 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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