



humberstones  
homes



49 BEVERLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1HB

£350,000









THE PROPERTY

SUPERB, REALLY SPACIOUS 3 BEDROOMED TRADITIONAL STYLE SEMI DETACHED HOME IN MUCH SOUGHT AFTER 'GOLDEN TRIANGLE'. Explore this property with our 360 degree virtual tour. Situated within this popular part of Quinton, there are many shops and restaurants available on nearby Hagley Road West, and is also within the catchment area of good local schools. Many buses travel at regular intervals along Hagley Road West enabling direct access into Birmingham City Centre. M5 Motorway (J3) is 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 there is a porch leading through to Entrance hall with staircase rising to the First Floor and doors off to : DOWNSTAIRS WC having a wash handbasin and wc. The really spacious 23FT through lounge/dining area has a bay window to the front, feature fire and window to the rear. There is a great sized 14FT fitted breakfast kitchen with a range of base and wall units, work surface area and integrated oven/hob. First Floor provides a landing (having feature window), 3 bedrooms and bathroom offering bath, wash handbasin, wc and separate shower cubicle. Outside is a garage at the side, and pleasant good sized rear garden with patio and lawn area. 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 D.

Council Tax Band C

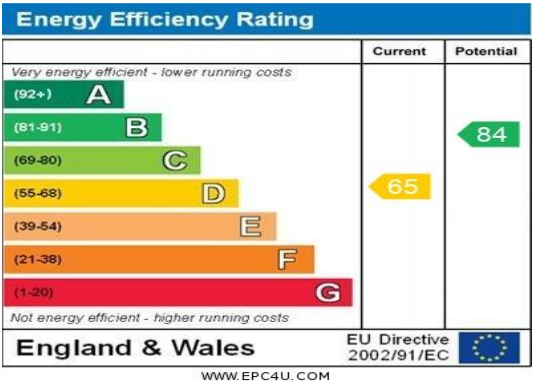
EPC Rating: D

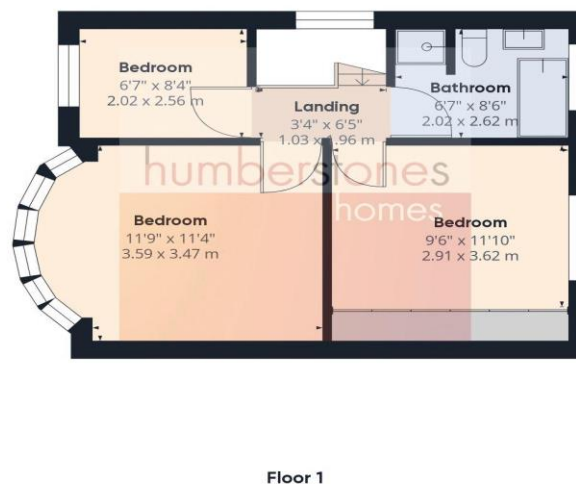
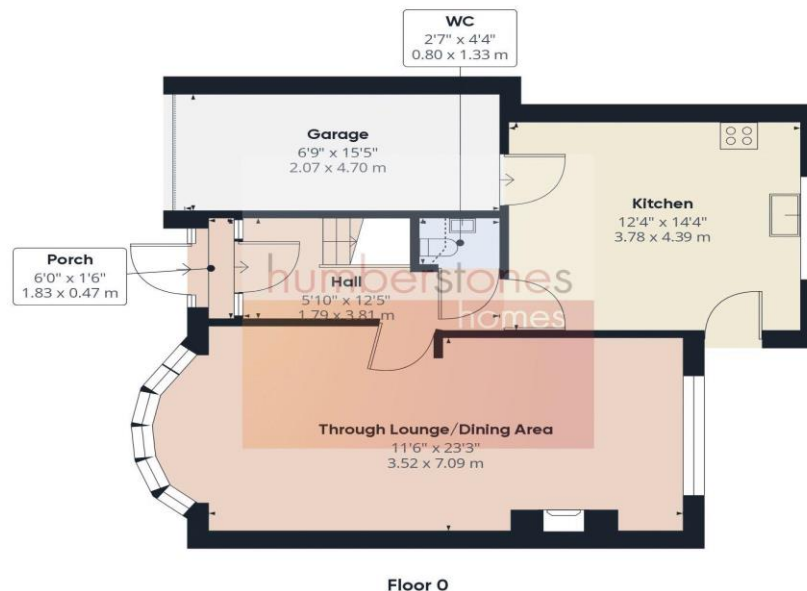
TITLE

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>m</sup>**

1087.71 ft<sup>2</sup>

101.05 m<sup>2</sup>

**Reduced headroom**

3.42 ft<sup>2</sup>

0.32 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.

**GIRAFFE360**

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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