



22 HERNEHURST, QUINTON, BIRMINGHAM, B32 1RP

£245,000





THE PROPERTY

Offered with NO UPWARD CHAIN, This is a much improved and very well presented 3 Bedroomed extended mid terrace family home in popular Quinton location. There are many shops available nearby including large Tesco store on Ridgacre Road. The property also falls into the catchment area for good local schools. Harborne Town Centre and Birmingham City Centre are easily accessible. The property is set back from the road behind a good sized drive providing off road parking and leads to the following accommodation :- On the ground floor is an entrance hall with stairs rising to the First Floor and doors off. Spacious open plan lounge area having a window to the front and opening through to : SUPERB RE-FITTED kitchen area which has a range of base units, work surface area, and integrated oven/hob & microwave and integral fridge & freezer. There is a return door to the hall, door to side passage, and double doors lead through to :- Sun lounge/garden room with feature roof light and double opening doors onto the rear garden. Side passage has a door to the front, door to rear garden, useful built in store and DOWNSTAIRS WC off. First Floor provides a landing 3 good sized bedrooms and re-fitted shower room offering wash handbasin, wc and shower cubicle. Outside is a pleasant rear garden with patio, artificial lawn area, pathway and further garden area beyond. 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 B. EPC rating D.

Council Tax Band B

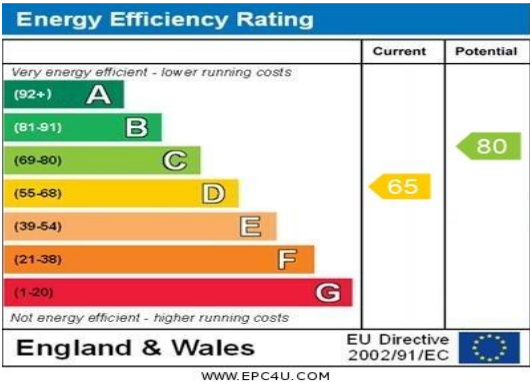
EPC Rating: D

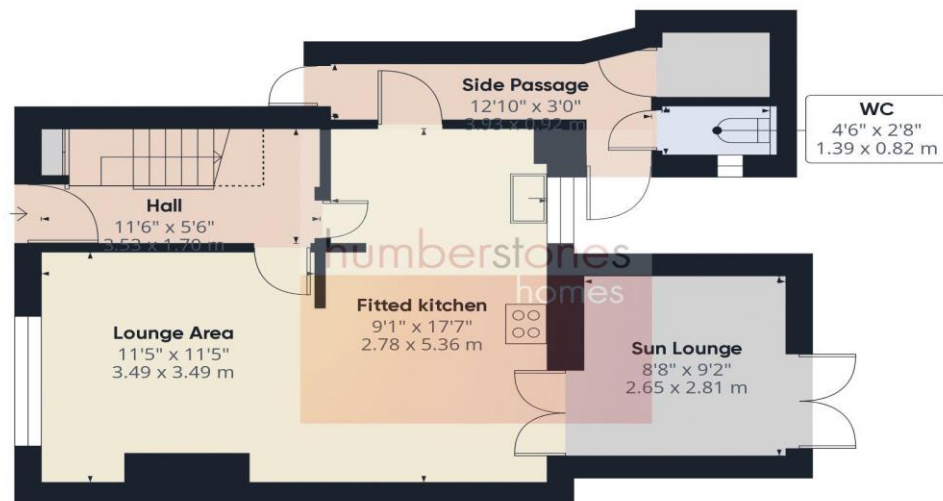
TITLE

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

952.92 ft²
88.53 m²

Reduced headroom

9.48 ft²
0.88 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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