

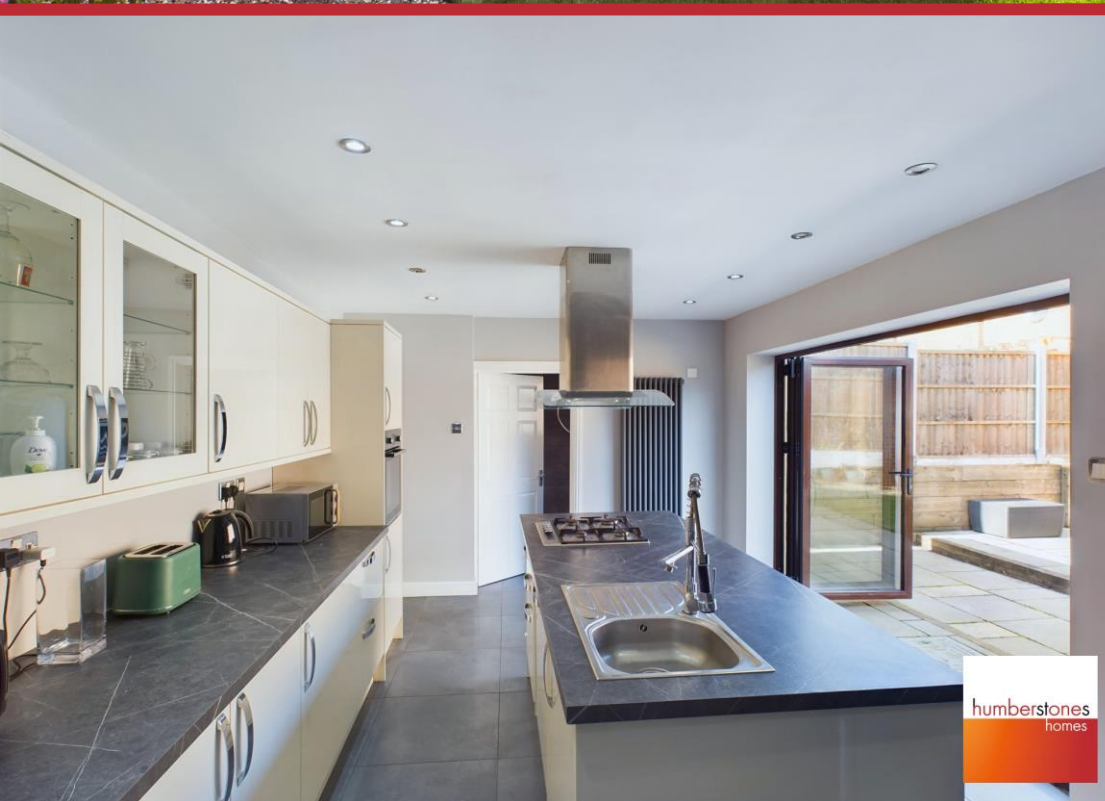


11 TREVANIE AVENUE, QUINTON, BIRMINGHAM, B32 1EU

£355,000









THE PROPERTY

SUPERB KITCHEN WITH BI-FOLDS DOORS TO GARDEN & MASSIVE DOUBLE GARAGE!!! Having a prime Quinton address in sought after cul-de-sac. This extended detached home wont disappoint on ground floor space and offers potential to extend further over the garage (subject to permissions) and has the added bonus of no upward chain. Lying close to the Quinton/Oldbury border it is well positioned for local amenities having shops within waking distance, an Asda and Tesco minutes away and bus routes into Birmingham City Centre almost on the doorstep, plus schools nearby. The area is also popular being accessible for the Q.E Hospital and University, with good access to the M5 motorway within minutes. Approached via a large driveway with plenty of parking and access to the garage. An entrance porch leads to the hallway with access to all rooms and the first floor. A lounge diner runs from front to rear and has conservatory beyond with double doors to the garden. The extended kitchen with central island, has integrated appliances and bifold doors making it a great entertaining space as it seamlessly flows into the rear garden. Off here is a downstairs wc and access to the double garage. At first floor level there is a landing with access to two double and one single bedroom and family bathroom. Externally to the rear there is are courtyard style enclosed garden with patio areas and artificial grass. The property benefits from gas central heating and double glazing. 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: D - EPC Rating: C

Council Tax Band C

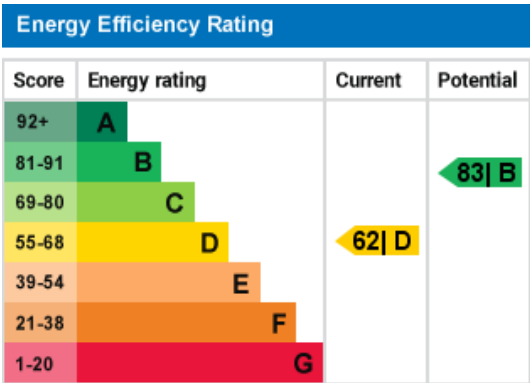
EPC Rating: D

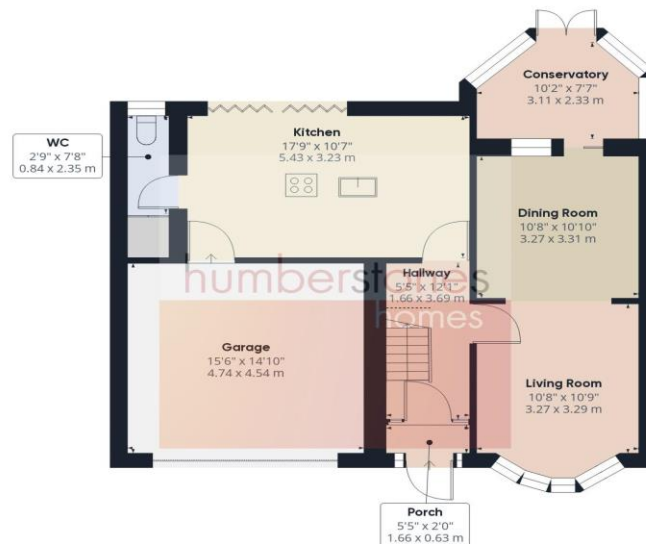
TITLE

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.





Floor 0



Floor 1



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

1198.13 ft<sup>2</sup>

111.31 m<sup>2</sup>

**Reduced headroom**

12.06 ft<sup>2</sup>

1.12 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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