



26 BEVERLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1HD

£397,500





THE PROPERTY

IF YOU ARE LOOKING FOR A STUNNING 3 BEDROOMED FAMILY HOME IN EXCELLENT ORDER, WITHIN THE SOUGHT AFTER GOLDEN TRIANGLE, THEN THIS MAY WELL BE THE PROPERTY FOR YOU. Explore this property with our 360 degree virtual tour. 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 superb, extended 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 to Entrance hall having staircase rising to the First Floor. Doors lead from the Hall to :- Spacious through lounge/dining area with large bay window to the front, feature fireplace and sliding door leads to delightful sun lounge having double doors opening onto the rear garden. The superb fitted kitchen has a range of base and wall units, work surface area and integrated oven/hob. There is a door to the Garage and doorway to Utility area with a base unit, work surface area, double wall cupboard, door to the rear garden and further door to : Downstairs wc, having wash handbasin, wc and central heating boiler. First Floor provides landing (with feature window to the side having leaded detailing), 3 bedrooms (beds 1+ 2 both having a range of quality fitted wardrobes), and great sized re-fitted bathroom comprising : Bath, wash handbasin, wc and shower cubicle. Outside is a Garage/Store at the side and pleasant garden to the rear with 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

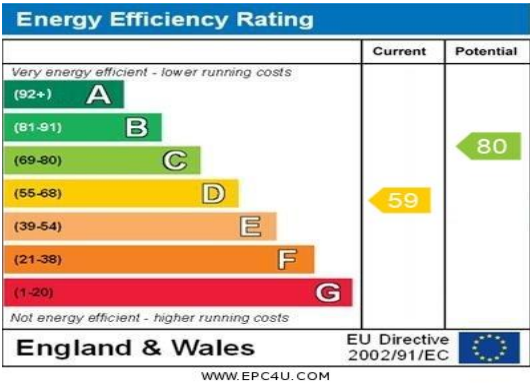
EPC Rating: D

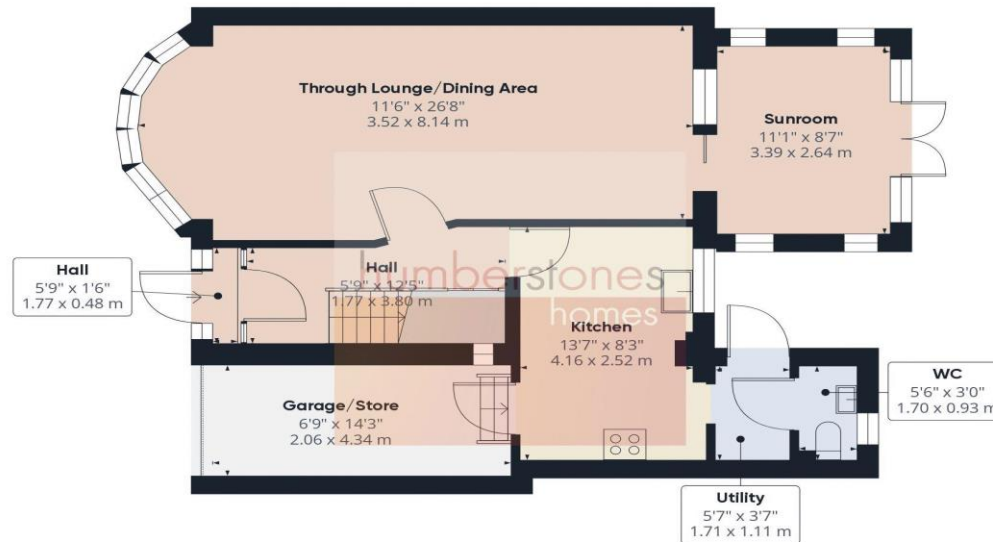
TITLE

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1170.46 ft²

108.74 m²

(1) Excluding balconies and terraces

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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