



humberstones  
homes



12 ST DAVIDS DRIVE, QUINTON, BIRMINGHAM, B32 1QS

**£245,000**









## THE PROPERTY

Offered with NO UPWARD CHAIN, this is a good sized 3 Bedroomed semi detached home occupying a pleasant cul-de-sac position within popular Quinton location. There are many shops and amenities available on nearby Hagley Road West, including Gym and Cinema. There is a large Asda and Tesco store nearby. Harborne Town Centre is easily accessible whilst numerous buses travel at regular intervals along Hagley Road West enabling direct access into Birmingham City Centre. The property is set back behind a drive providing off road parking and leads to the following accommodation :- On the ground floor is a porch leading through to Entrance hall with staircase rising to the First Floor and door leads through to :- Spacious open plan L-shaped lounge with dining area having double opening doors on to the rear garden. Fitted kitchen has a range of base and wall units, work surface area and door to the side. First Floor provides a landing, 3 bedrooms and bathroom with bath, wash handbasin, wc and shower cubicle. There is an integral garage and rear garden. 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

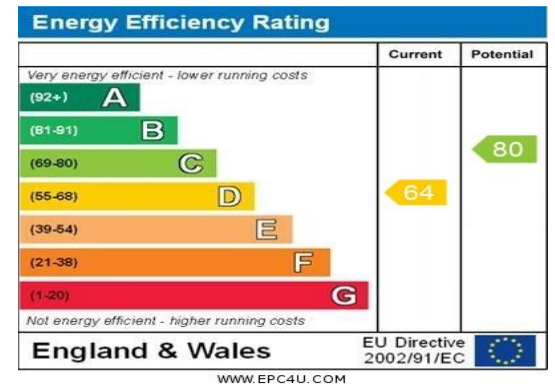
EPC Rating: D

## 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.





**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of windows, doors and any other items and their position are approximate.

No responsibility is taken for any error, omission or misstatement.

This plan is for illustrative purposes only and should be used as such by any interested party.

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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