



humberstones  
homes

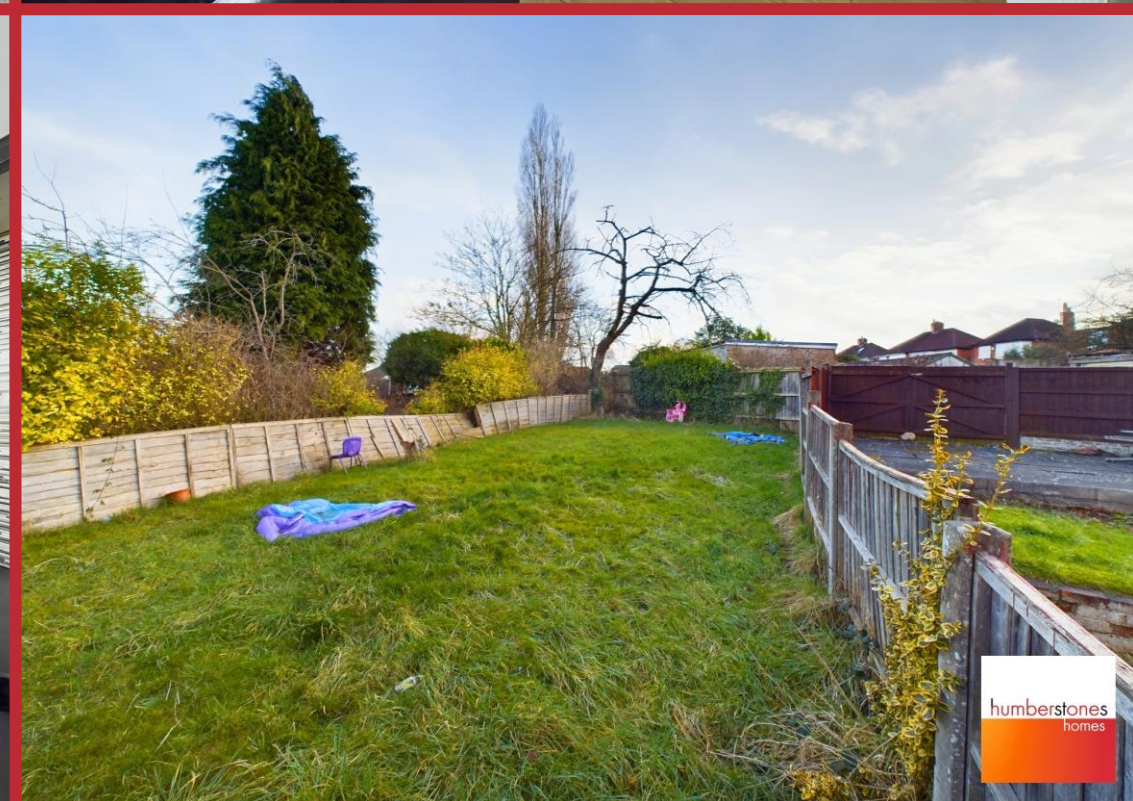


122 HIGGINS LANE, QUINTON, BIRMINGHAM, B32 1LH

**£310,000**









THE PROPERTY

Offered for sale with NO UPWARD CHAIN, This is a spacious and extended 3 bedroomed semi detached home set within this sought after part of Quinton. Explore this property with our 360 degree virtual tour. There are many shops and amenities nearby, whilst the property falls within the catchment area of good local schools. Harborne Town Centre and Q.E Hospital are easily accessible, whilst numerous buses travel at regular intervals along Hagley Road West directly into Birmingham City Centre. 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 is a porch, entrance hall with stairs rising to the First Floor, Downstairs shower room off having wc, wash handbasin and shower cubicle. Further doors lead from the Hall to : Spacious lounge, separate extended dining/sitting room, extended fitted kitchen having base units, work surface area and integrated oven/hob. There is also a useful side passage/store. First Floor provides a landing, 3 bedrooms and bathroom with wash handbasin, bath and wc. Outside is a 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 B. EPC rating D.

Council Tax Band B

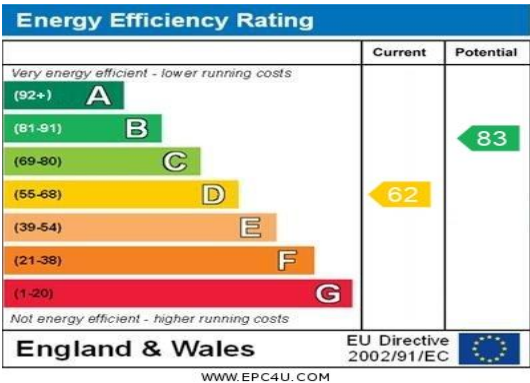
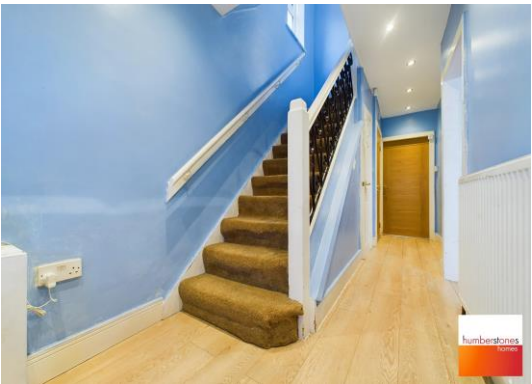
EPC Rating: D

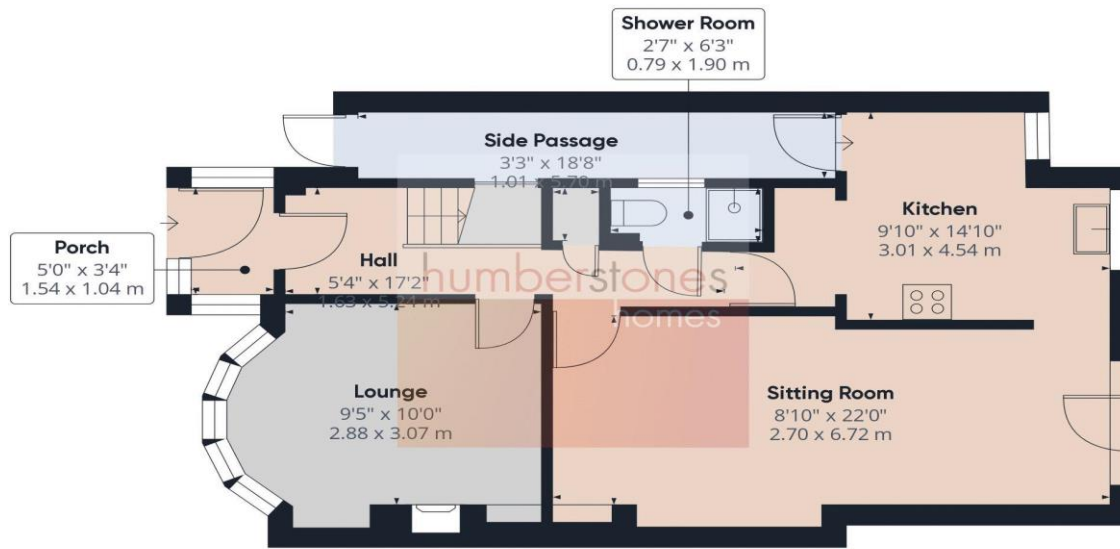
TITLE

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<sup>m</sup>**

943.05 ft<sup>2</sup>

87.61 m<sup>2</sup>

(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 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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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.

**Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – [sales@humberstoneshomes.co.uk](mailto:sales@humberstoneshomes.co.uk)**

