



21 WHITLEY COURT ROAD, QUINTON, BIRMINGHAM, B32 1EZ

**£330,000**









THE PROPERTY

SUPERB, CONSIDERABLY IMPROVED AND EXTENDED 3 BEDROOMED SEMI DETACHED HOME WITHIN THE SOUGHT AFTER 'GOLDEN TRIANGLE' part of Quinton. Explore this property with our 360 degree virtual tour. This really popular location is within the catchment area for good local schools. There are many shops and restaurants available on nearby Hagley Road West, whilst there is also a large Tesco Store on Ridgacre Road. Many buses travel at regular intervals along Hagley Road West which enables direct access into Birmingham City Centre. Harborne Town Centre and Q.E. Hospital are easily accessible. 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 which leads through to Entrance hall with a staircase rising to the First Floor. There is a door to downstairs wc with a wash handbasin and wc, and further door to useful utility store. The spacious through lounge has a bay window to the front, opening to sitting area and further to superb open plan extended and re-fitted dining kitchen with a range of base units, work surface area, sky lights and double doors opening onto the rear garden. First Floor provides landing, 3 bedrooms and spacious bathroom having bath, wash handbasin, wc and shower cubicle. Outside to the rear is a pleasant garden with lawn area and useful store at the rear of the 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

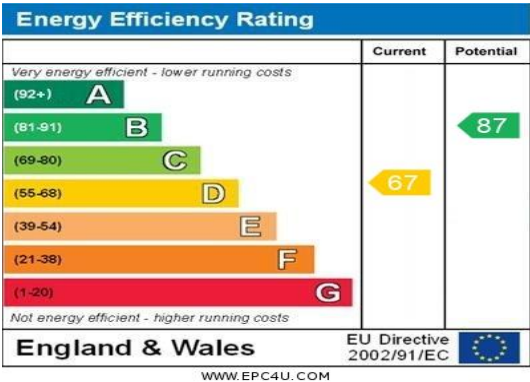
EPC Rating: D

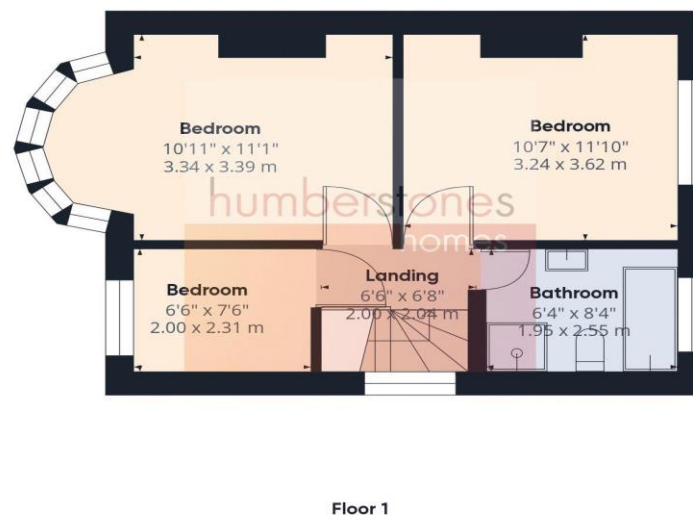
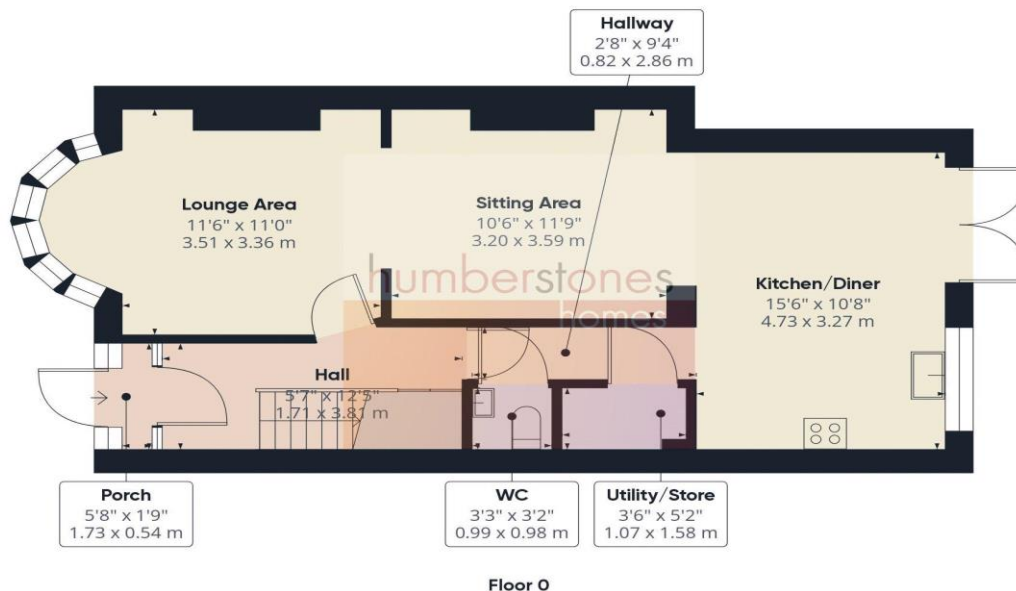
TITLE

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.





**Approximate total area<sup>(1)</sup>**  
966.27 ft<sup>2</sup>  
89.77 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 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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