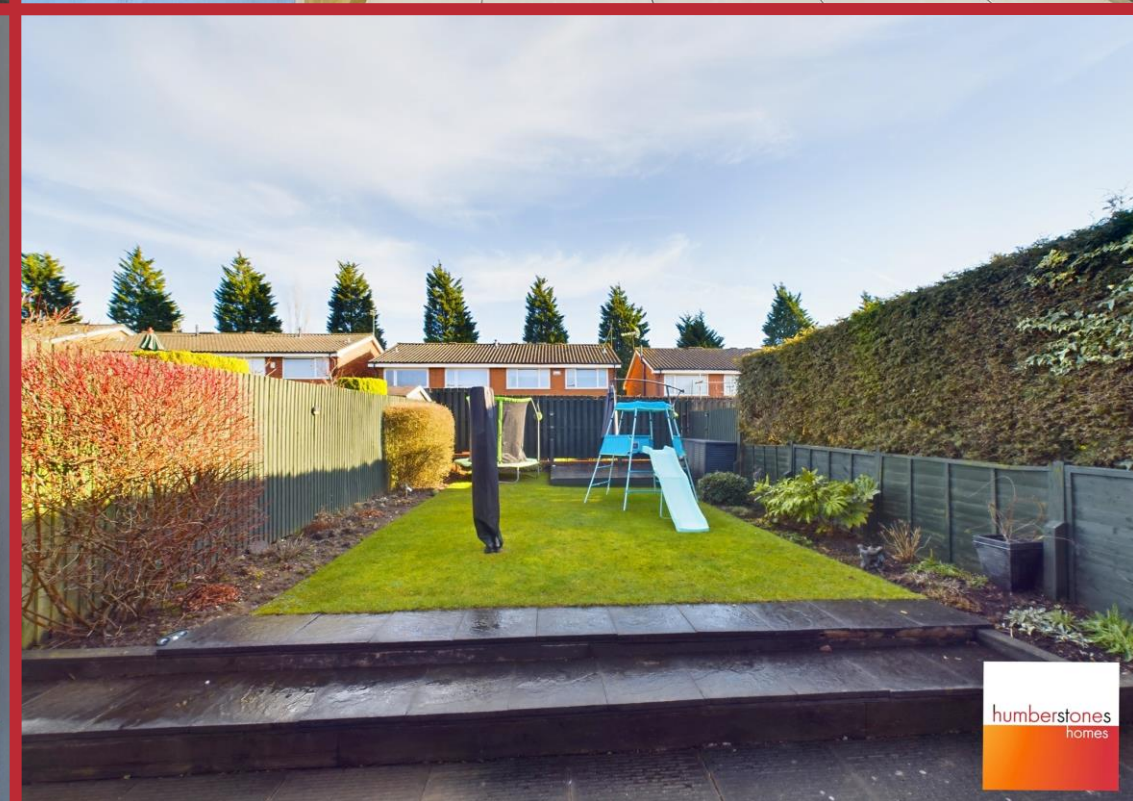




16 COLLINS CLOSE, QUINTON, BIRMINGHAM, B32 1BN

£285,000





THE PROPERTY

SUPERB, CONSIDERABLY IMPROVED AND REALLY SPACIOUS 3 BED SEMI DETACHED FAMILY HOME WITHIN THIS SOUGHT AFTER LOCATION. Explore this property with our 360 degree virtual tour. Occupying a pleasant position upon this popular development, there are many shops and amenities nearby including large Asda store on Hagley Road West and Tesco store on Ridgacre Road. There is also a Gym and Cinema nearby. Numerous buses travel at regular intervals along Hagley Road West, enabling direct access into Birmingham City Centre. In more detail the property comprises the following accommodation :- On the ground floor is an entrance porch which leads to : Spacious 18FT lounge having stairs rising to the first floor, and door leads to SUPERB 18FT re-fitted breakfast kitchen with a range of base and wall mounted units, work surface area and integrated appliances. Leading from the Kitchen is 11FT dining/Sitting room having double doors opening on to the rear garden and further door leads through to :- Re-Fitted downstairs shower room offering wash handbasin, shower and wc. First Floor provides a landing, 3 GOOD SIZED bedrooms and spacious 8FT re-fitted bathroom with a wash handbasin, bath and wc. Outside to the rear is a pleasant garden having patio, lawn area and shrub border. THERE IS ALSO A GARAGE IN SEPARATE BLOCK. 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

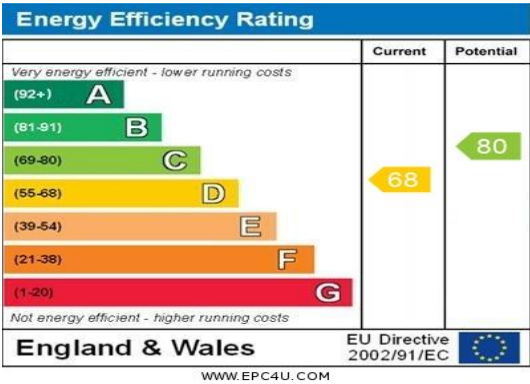
EPC Rating: D

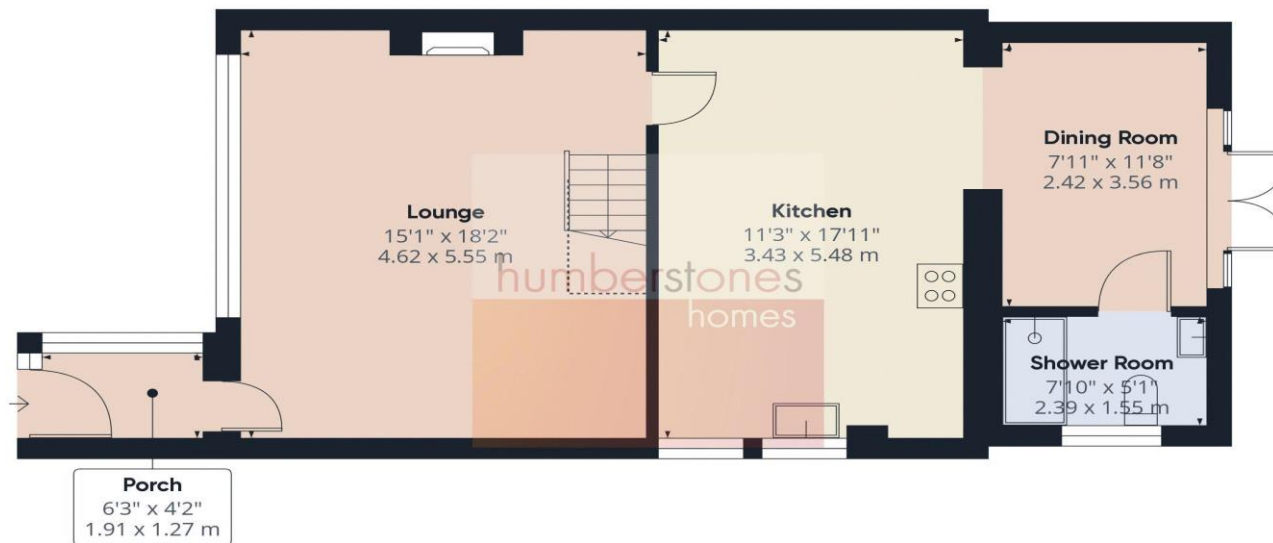
TITLE

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.

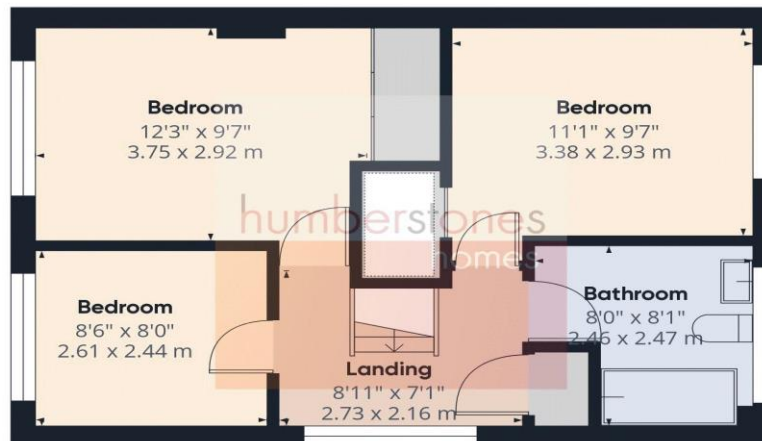
PROPERTY RELATED SERVICES

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^m

1083.18 ft²

100.63 m²

Reduced headroom

14.09 ft²

1.31 m²

(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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk

