

ENGLANDS



197 White Road

Quinton, Birmingham, B32 2SY

£230,000





PROPERTY DESCRIPTION

Rare opportunity to acquire a three bedroomed property in a very good location requiring modernisation throughout. Briefly comprising driveway, two reception rooms, kitchen, three bedrooms and first floor bathroom and attractive rear garden.

The property is situated on White Road, Quinton, which leads off Ridgacre Road and runs into Lower White Road. It is very well-placed for access to local shops, Birmingham City Centre, The Queen Elizabeth Medical Centre, University of Birmingham and also local motorway connections to the M5 and M6.





The property is set back from the road by a paved driveway providing off-road parking, front garden with lawn and a range of evergreen shrubs. Glazed entrance door leads into:

PORCH

Having meter cupboards on both sides, glazed panels with leaded light detail and stained glass panes. Panel inner door with glass pane leads into:

HALLWAY

Having ceiling light point, stairs rising to first floor accommodation and doors off.

FRONT RECEPTION ROOM

4.01m max to bay x 3.19m max into recess (13'1" max to bay x 10'5" max into recess)
Having UPVC double glazed bay window to the front, ceiling light point and coving to ceiling.

REAR RECEPTION ROOM

4.19m max x 3.18m max into recess (13'8" max x 10'5" max into recess)
Having UPVC double glazed window with UPVC double glazed French doors leading out to the rear garden, ceiling light point and marble style fireplace and hearth with fitted electric fire.

KITCHEN

3.24m max into bay x 1.83m max (10'7" max into bay x 6'0" max)
Having wall and base units, single bowl stainless steel sink drainer, roll top work surfaces, and UPVC double glazed bay window overlooking the rear garden. Ceiling light point, useful walk-in pantry having fitted shelving.

Door from the kitchen leads into a covered side area and further door leading out to the rear garden.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having window with obscured glazing to the side, ceiling light point and loft hatch access.

BEDROOM ONE - FRONT

4.15m max into bay x 3.21m max (13'7" max into bay x 10'6" max)
Having UPVC double glazed bay window overlooking the front elevation and ceiling light point.

BEDROOM TWO - REAR

4.34m max x 3.19m max (14'2" max x 10'5" max)
Having double glazed UPVC window overlooking the rear garden and ceiling light point.

BEDROOM THREE

2.29m max x 1.8m max (7'6" max x 5'10" max)
Having double glazed UPVC oriel window to the front and ceiling light point.

BATHROOM

Having panelled bath, wall-mounted shower, pedestal wash basin, wall-mounted electric heater and part complementary tiling. Two UPVC double glazed windows with obscured glass and ceiling light point. Cupboard housing the hot water tank.

SEPARATE WC

Having low flush WC, vinyl flooring, UPVC double glazed window and ceiling light point.

OUTSIDE

Enclosed rear garden having paved patio area, fence panels to three sides, lawn and borders with a range of established evergreen shrubs and roses.

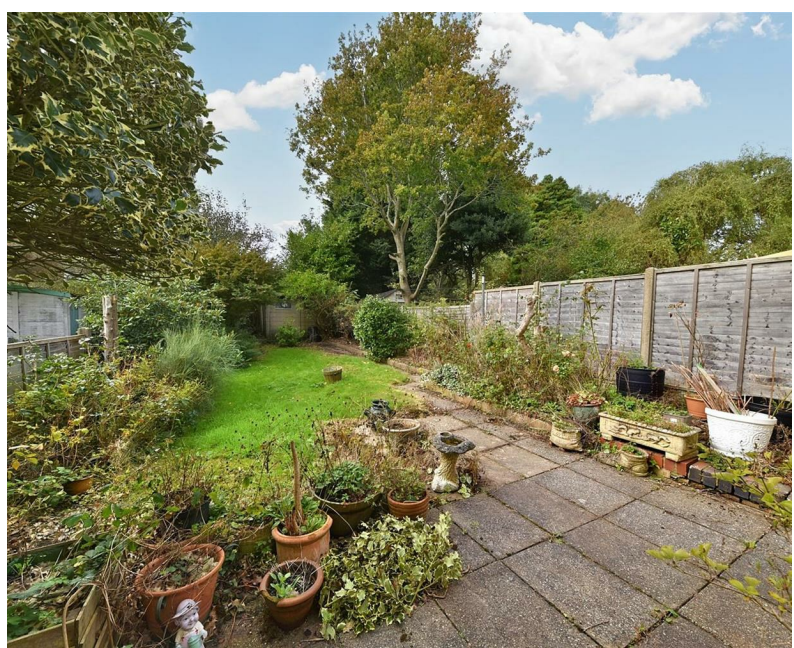
ADDITIONAL INFORMATION

Tenure: Freehold

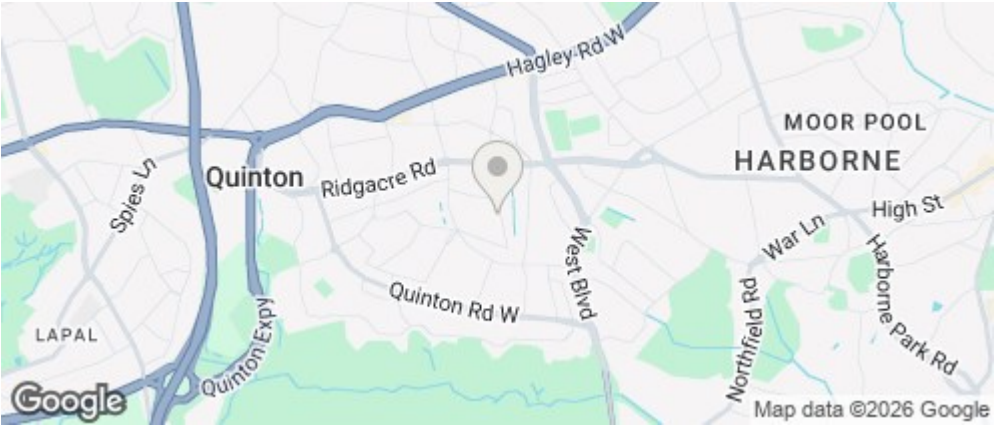
Council Tax Band: C



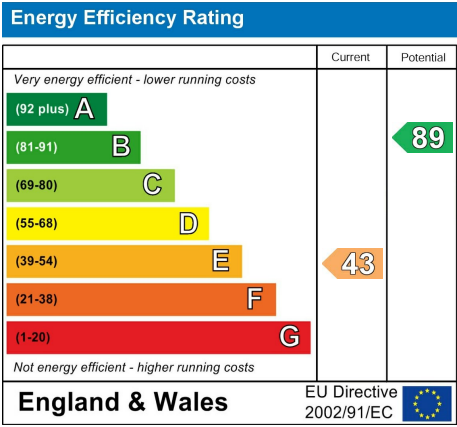
ENGLANDS



ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.