



ENGLANDS

137 White Road

Quinton, Birmingham, B32 2SX

- **EXTENDED TRADITIONAL STYLE LINK SEMI-DETACHED**
- **CENTRAL HEATING, DOUBLE GLAZING, CLOAKS/WC**
- **FITTED KITCHEN, LOUNGE, DINING ROOM, THREE BEDROOMS**
- **BATHROOM/WC, FRONT PARKING, GARDENS, REAR GARAGE**

£245,000

EPC Rating 'E'





Property Description

An extended and improved traditional style link semi-detached residence in a good location. Central heating and double glazing as specified, porch, hall, cloaks/WC, two interconnecting reception rooms, fitted kitchen, three bedrooms, bathroom/WC, front parking, rear garden and rear garage.

The property is situated in White Road between Ridgacre Road and Lower White Road. It is readily accessible to the Queen Elizabeth Medical Centre and Birmingham University as well as excellent amenities around Harborne High Street further facilities at the Holly Bush Quinton, the M5 motorway network at Junction 3 also regular transport services leading through to comprehensive City Centre facilities.

The property itself is set back from the road behind a block paved forecourt/parking area. An internal inspection is essential to fully appreciate the accommodation which comprises in more detail:-





ON THE GROUND FLOOR

ENCLOSED PORCH

Having double glazed outer door and side windows, tiled floor and part glazed inner door opening to:-

RECEPTION HALL

Having wood style laminate flooring, central heating radiator, stairs to first floor accommodation and under stairs cloaks/storage cupboard.

CLOAKS/WC

Having low flush WC, vanity wash hand basin with mixer tap and cupboard below, double glazed window, tiled floor, coving to ceiling, dado rail and recessed ceiling spotlights.

DINING ROOM (FRONT)

12' 5"(to bay) x 10' 10"(max) (3.78m x 3.3m) Having double glazed bay window to the front elevation, central heating radiator, coving to ceiling and interconnecting archway with glazed twin doors opening to:-

LOUNGE (REAR)

19' 4"(max) x 11' 0"(max) (5.89m x 3.35m) Having ornate timber fire surround with raised marble style hearth and electric coal effect fire, two central heating radiators, coving to ceiling and double glazed French doors opening to the rear garden.

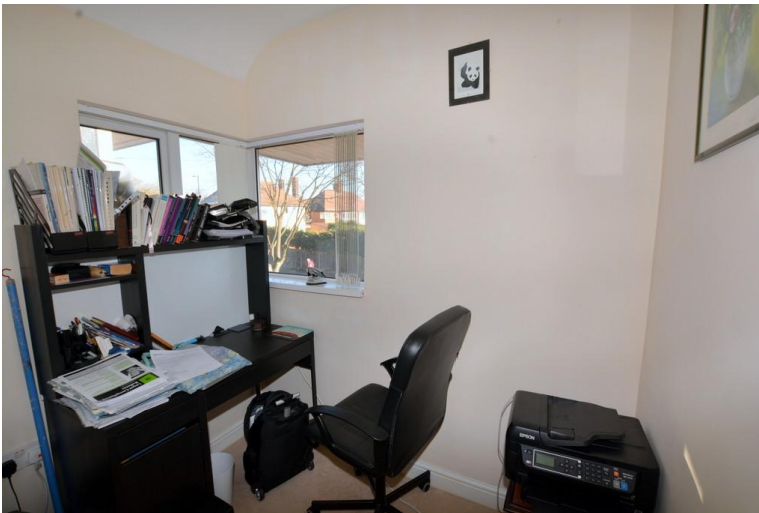
FITTED KITCHEN (REAR)

12' 6"(max plus recess) x 9' 4"(max) (3.81m x 2.84m) Having inset single drainer sink top with mixer tap and cupboard below, further base units and appliance space with worktops over, wall cupboards, integrated dishwasher with matching style fascia also oven with five ring gas cooker hob over and stainless steel hood above. Plumbing facilities for washing machine, double glazed window, partial tiling to walls, tiled floor, recessed ceiling spotlights, double glazed door to the rear garden and cupboard housing the 'Ferroli' gas fired boiler.

STAIRS TO FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

With roof hatch.





BEDROOM ONE (REAR)

17' 10"(max) x 10' 5"(max) (5.44m x 3.18m) Having double glazed windows on two sides and two central heating radiators.

BEDROOM TWO (FRONT)

12' 6"(to bay) x 10' 5"(max) (3.81m x 3.18m) Having double glazed bay window to the front elevation, central heating radiator and coving to ceiling.

BEDROOM THREE (FRONT)

6' 11"(max) x 6' 2"(max including bulk stairhead) (2.11m x 1.88m) Having double glazed windows on two sides, central heating radiator and shelved cupboard over the bulk stair head.

BATHROOM (REAR)

10' 1"(max) x 6' 10"(max) (3.07m x 2.08m) Having low flush WC, pedestal basin with mixer tap also panelled bath with mixer tap, shower unit over with drench style head and side screen. Partial tiling to walls, tiled floor, obscured double glazed windows on two sides, two towel radiators and recessed ceiling spotlights.

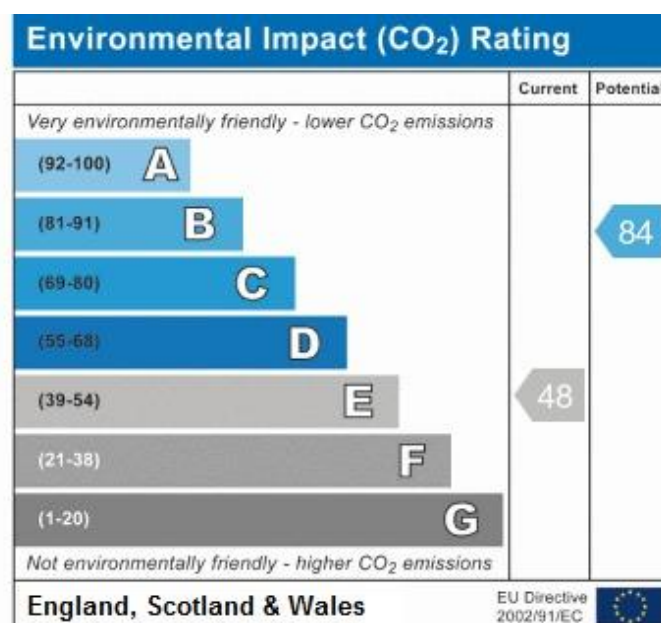
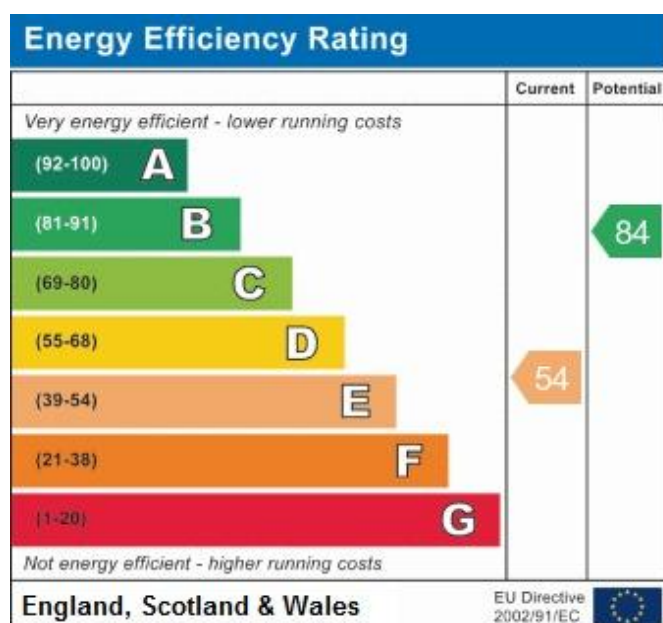
OUTSIDE

REAR GARDEN

Including paver terrace, lawn, flower/shrub borders, stone chip area and path/steps leading up to a rear paved/stone chip area with raised borders.

REAR GARAGE

Having up and over door, light and power points also access door to the garden.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists' impression or plans of the property.

A word of advice

We have a number of properties that fail to complete as a result of prolonged delays, which also means that people incur unnecessary costs and anxiety.

Englands recommend that clients use the services of a specialist, whether they are solicitors or mortgage advisers, to help reduce these risks and worries.

Mortgage advice

Englands Estate Agency has chosen to recommend Lang Independent Mortgage Advice Ltd. Ian Lang has given independent mortgage advice from our office in Harborne since 2003. He specialises in providing mortgage and related insurance advice and does not normally charge a fee for his service as he is remunerated in the form of commission from the providers. Please contact Ian Lang on 0121 427 1364 or ian@langimi.com.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Solicitors

Once a sale has been agreed and is in the hands of the Solicitors it is sometimes difficult for the Estate Agents to move things along smoothly and to the satisfaction of the client, therefore from our experience it is extremely important that any firm of Solicitor chosen deals with the work promptly and preferably on a same day basis. The selection of a firm that cannot deal with work promptly can cause transactions to be delayed and at times fail.

We recommend Messrs. England Kerr Hands & Co who have been featured in national newspaper and on Central News for the speed and efficiency of their firm. Please contact them on 0121 427 9898 for further information.

We strongly recommend that you do not use what has been named as 'factory farming' conveyancing based outside the Birmingham area that cannot offer a personal service with firms who cannot guarantee prompt attention.

The sale and purchase of a property is a large investment in a person's life and we recommend the careful selection of your Mortgage Adviser and Solicitor.