



31 NEWBURN CROFT, QUINTON, BIRMINGHAM, B32 1QU

£435,000





THE PROPERTY

If you are looking for a large detached family home in sought after cul-de-sac location, this may well be the property for you. Offered for sale is a really spacious, considerably extended 5 BEDROOM DETACHED home situated within this popular cul-de-sac just off Highfield Lane. There are many shops, bus route and schools nearby, whilst Harborne Town Centre, Q.E Hospital and Birmingham City Centre 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 leading through to Entrance Hall having stairs rising to the First Floor and doors off to :- Spacious lounge at the rear providing outlook to the Rear Garden, and separate dining room at the front with bay window. There is a large extended 14FT kitchen at the rear, lobby area having downstairs wc off. First Floor provides 4 good sized bedrooms and family bathroom. Second Floor loft conversion offers superb Master bedroom having shower room en-suite. Outside is a garage and rear garden. Council Tax Band D. EPC rating D.

Council Tax Band D

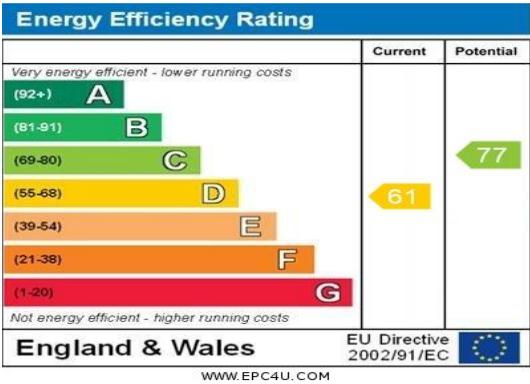
EPC Rating: D

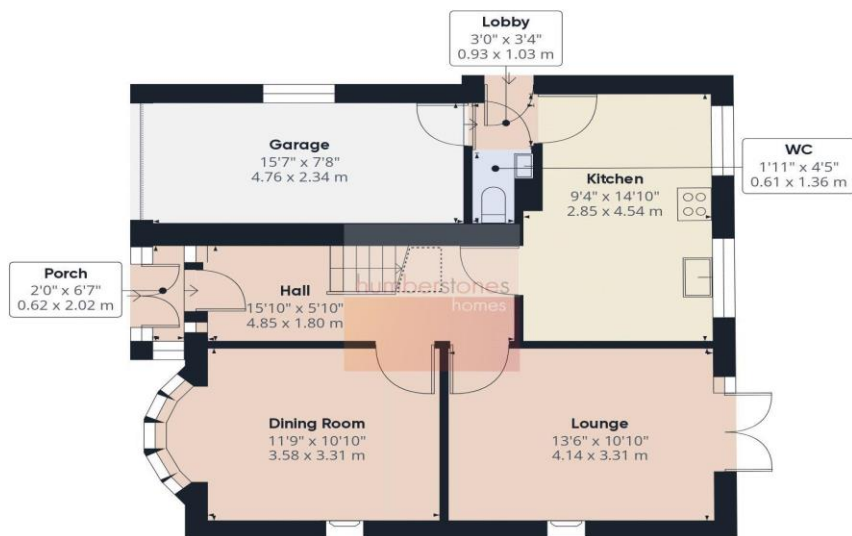
TITLE

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.

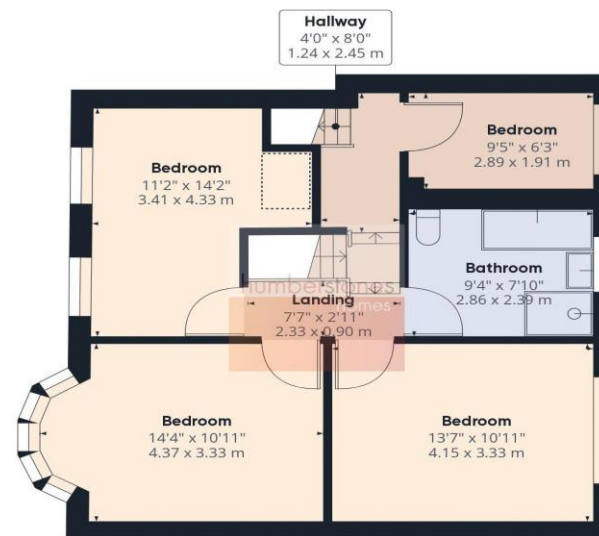
PROPERTY RELATED SERVICES

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.

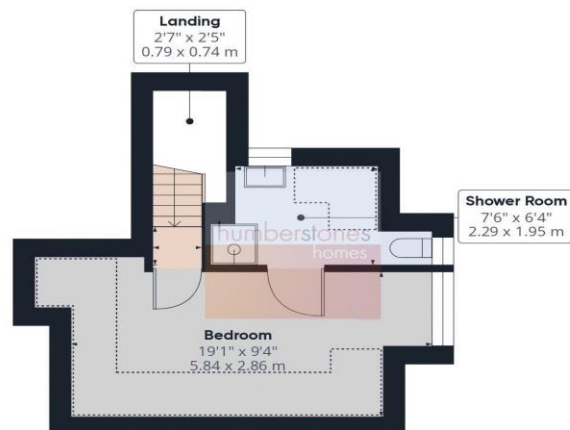




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1577.18 ft²

146.52 m²

Reduced headroom

111.06 ft²

10.32 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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