

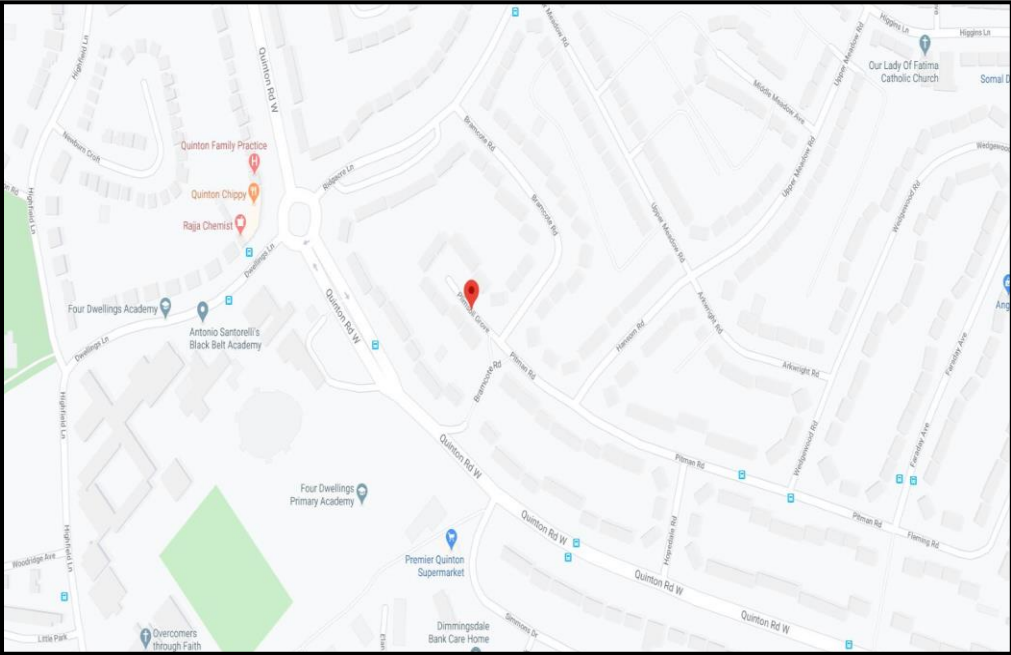


Plimsoll Grove, Quinton, Birmingham, West Midlands, B32 1PF

**Offers in the
Region Of**

Innovate Estate Agents are delighted to present this FOUR BEDROOM SEMI DETACHED HOUSE situated in Quinton! The property boasts of FRONT DRIVEWAY allowing OFF ROAD PARKING, entrance hallway, TWO RECEPTION ROOMS, FITTED KITCHEN, utility room, family bathroom, rear garden, double glazing and gas central heating throughout! Thanks to its sought after location the property is only a stones throw away from a range of day to day amenities, educational facilities and transport links such as Four Dwellings Academy, Worlds End Infant & Primary School Tesco Superstore, M5 (Junction 3). EPC Rating: TBC. Council Tax Band: B. Admin Fees May Apply.

Approach	The property is approached via tarmacadam front driveway leading to entrance door.
Entrance Hallway	Having ceiling light point, gas central heating radiator and door leading into:
Reception Room One	10' 9" x 9' 11" (3.278m x 3.020m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation, electric fire with decorative surround, wood effect laminate flooring and door leading into fitted kitchen.
Fitted Kitchen	21' 0" x 8' 4" (6.408m x 2.532m) Having ceiling light point, power points, gas central hearing radiator, double glazed window to rear elevation, fitted kitchen comprises of matching wall and base units, roll top work surfaces, bowl and a half stainless steel sink drainer unit with mixer tap, integrated oven, integrated gas hob with cooker hood above, tiling to splash prone areas, tiled flooring and archway into utility area.
Utility Area	Having ceiling light point, power points, plumbing for utilities and door leading to rear garden.
Reception Room Two	16' 4" x 12' 2" (4.976m x 3.718m) Having ceiling light point, power points, gas central heating radiator, double glazed window to front elevation and electric fireplace with decorative surround.
First Floor Landing	Having ceiling light point, power points, double glazed window to side elevation and doors leading into:
Bedroom One	13' 2" x 11' 6" (4.021m x 3.512m) Having ceiling light point, power points, gas central heating radiator, double glazed window to rear and built in storage space.
Bedroom Two	10' 6" x 10' 0" (3.213m x 3.058m) Having ceiling light point, power points, gas central hearing radiator, double glazed window to front elevation and built in storage space.
Bedroom Three	7' 0" x 9' 6" (2.142m x 2.907m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Bedroom Four	8' 6" x 12' 9" (2.588m x 3.891m) Having ceiling light point, power points, gas central heating radiator and double glazed window to rear elevation.
Family Bathroom	8' 1" x 9' 6" (2.457m x 2.908m) Having ceiling light point, gas central heating radiator, obscure double glazed window to rear elevation, bathroom suite comprises of panel bath with hot and cold water taps and shower above, tiling to splash prone areas and wood effect laminate flooring.
Rear Garden	The rear of the property comprises of part graveled area with fencing to its perimeters.



EPC RATING: TBC

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Equipment: Innovate EA Limited trading as Innovate Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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