



31 High Street
Quinton, B32 1AG

Andrew Grant

31 High Street

Quinton, Birmingham, B32 1AG

2 Bedrooms 1 Bathroom 2 Reception Rooms

A delightful, newly renovated property located on Quinton High Street and just a short distance from Birmingham City Centre.

- A stylishly renovated high street property that features new electrical systems, plumbing, boiler and plastering; ensuring a low maintenance family home.
- Open plan contemporary kitchen and dining room with brand new integrated appliances.
- A downstairs cloakroom offers functional convenience.
- Benefit from two nicely sized bedrooms, one of which with functional built in storage.
- New carpet and laminate flooring throughout the property.
- Enjoy a private lawned garden and a patio which is ideal for alfresco dining.
- Conveniently located in Quinton, only five miles from Birmingham City Centre.

712sq ft (66.1 sq m)





The kitchen

This beautifully presented open plan kitchen features sleek neutral cabinetry, integrated appliances and light wooden countertops. A convenient breakfast bar adds to the functionality. Natural light floods the space through a skylight and expansive bi-fold doors, leading to a delightful patio and garden. Perfect for modern living and entertaining.





The dining room

Bright and spacious, the generously sized dining room adjoins the kitchen. The sense of space is accentuated through the bi-fold doors at the end of the room which create a welcoming indoor-outdoor flow.

The staircase to the first floor of the property is accessed through a door on the left hand side of the room.





The living room

As you enter the property you are met with the spacious living area. A large bay window illuminates the space creating an inviting first impression and brand new carpets underfoot offer warmth and cosiness.

Leading on from the living room is a convenient downstairs cloakroom, featuring a WC and basin.





The primary bedroom

The primary double bedroom is bright and spacious, featuring a large window that allows plenty of natural light. The room is finished with sleek, modern flooring and crisp white walls.



The second bedroom

Overlooking the garden is the second bedroom which offers useful built-in wardrobe space.



The bathroom

Both elegant and functional this family bathroom features sleek marble-effect tiling that adds a touch of luxury and sophistication. The modern design includes a spacious walk-in shower, a contemporary vanity unit with storage and a stylish chrome heated towel rail. The bathroom is well-lit and offers a fresh, clean ambiance, perfect for daily use.



The garden

The private garden offers a serene retreat with a well-defined patio area perfect for outdoor dining and entertaining. The lush lawn provides ample space for relaxation or gardening, creating a harmonious blend of paved and green spaces. Surrounded by secure fencing, this garden ensures privacy and a peaceful atmosphere for all your outdoor activities.



Location

Quinton is a well-connected suburb of Birmingham, offering excellent transport links for both commuters and local residents. The area is conveniently situated near major road networks, including the M5 motorway, providing easy access to Birmingham City Center and beyond. Public transportation options are abundant, with regular bus services and nearby train stations ensuring seamless connectivity to the broader West Midlands region.

The suburb boasts a variety of amenities, making it an attractive location for families and professionals alike. Quinton features numerous shopping options, from local high street stores to larger retail parks, ensuring all your daily needs are met. Additionally, the area is home to several well-regarded schools, healthcare facilities and recreational spaces, including parks and sports centres, contributing to a high quality of life.

Quinton's community is vibrant and welcoming, characterised by a mix of residential areas and green spaces. The local dining scene offers diverse culinary options, while nearby cultural attractions and entertainment venues in Birmingham City Center are easily accessible. Whether you're looking for a quiet residential environment or the convenience of urban amenities, Quinton provides a balanced and appealing lifestyle.

Services

The property benefits from mains gas, water, electricity and drainage.

Agent's note

The adjacent property, number 29, is also being renovated to the same high standard and will soon be available for purchase.

Council Tax

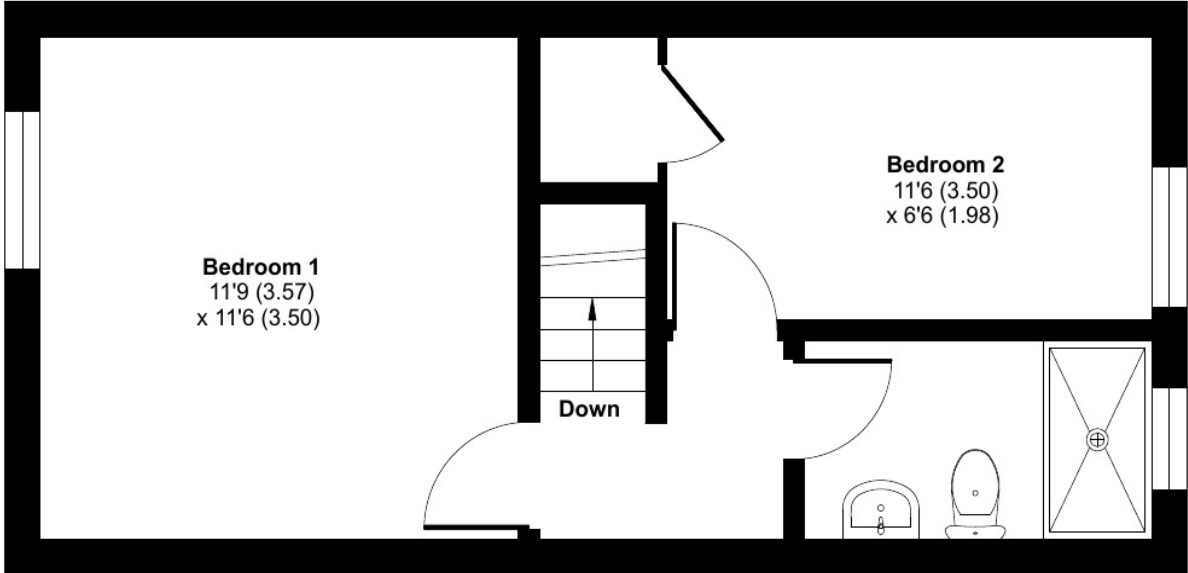
The Council Tax banding for this property is **TBC**



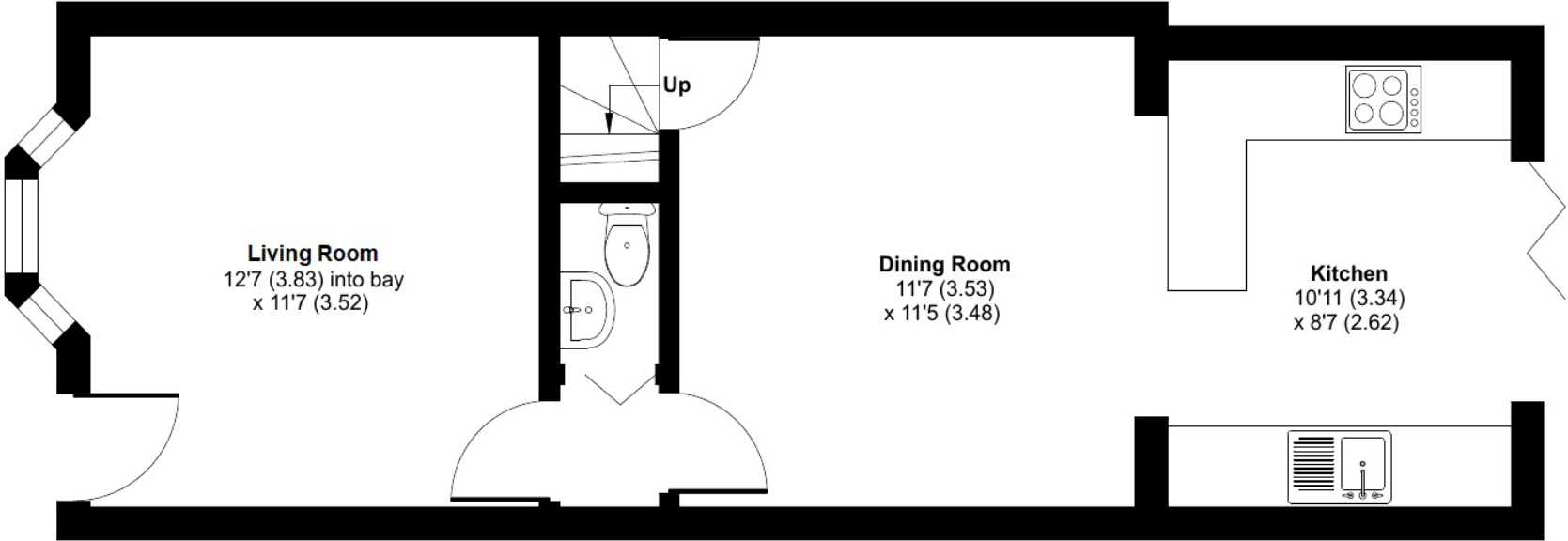
High Street, Quinton, Birmingham, B32

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734 E. hello@andrewgrant.com

andrewgrant.com