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**449 Simmons Drive
Quinton
Birmingham
B32 2UJ
Offers in region of
£160,000**

FREEHOLD

**Mid-Terrace Property
Two Double Bedrooms
Lounge
Kitchen/Diner
Cloakroom
Warm Air Heating & Double Glazing
Shower Room
Block Paved Driveway
Rear Garden**

Two Double Bedroom Mid -Terrace Property situated in a convenient and well-connected location in Quinton close to all amenities. Ideal purchase for first time buyers and investors.

The accommodation briefly comprises, Entrance Hallway, Downstairs Cloakroom, Kitchen/Diner, Lounge, Two Double Bedrooms, Shower Room, Warm Air Heating, Double Glazing, Rear Garden, Driveway. Offering potential for modern updates. FREEHOLD.

*****VIEWING BY APPOINTMENT ONLY*****



Approached via a Block Paved driveway. Double Glazed porch Entrance leads to;

HALLWAY

**15'11" x 2'11" min 5'11"max
4.85m x 0.88m min 1.80m max**

Wooden Single Glazed Entrance Door leads into Hallway with stairs leading to first floor and doors off to.

LOUNGE

16'0" x 9'10" 4.87m x 2.99m

Double Glazed Window & Door to rear elevation giving access to patio area and garden. Warm Air vents, two ceiling light points.

SHOWER ROOM

6'0" x 9'02" 1.82m x 2.79m

Airing Cupboard, Corner Shower unit with electric shower, pedestal wash basin with taps, W.C, Double Glazed windows to front elevation.

CLOAKROOM

4'3" x 2'8" 1.29m x 0.81m

Wall mounted Basin, W.C. small metal glazed window to front elevation, ceiling light point.

LANDING – STORAGE CUPBOARD

6'11" x 3'05" 2.10m x 1.04m

Large storage cupboard with ceiling light, access to loft and doors off to.

REAR GARDEN

Slabbed Patio Area, Lawn with Mature shrub borders, Rear gate leads out into Woodgate Valley Nature Park, Brick built storage shed.

KITCHEN/DINER

15'04" x 9'08" 4.67m x 2.94m

Double Glazed Window to front elevation, Wall, Base and Drawer units, Stainless Steel sink unit with taps, space for oven and fridge/freezer. Warm Air vents, two Ceiling light points

BEDROOM ONE

13'01" x 9'09" 3.98m x 2.97m

Double bedroom, Double Glazed window to rear elevation, ceiling light point and Warm Air vent.

EPC Rating – D

Council Tax Band - B

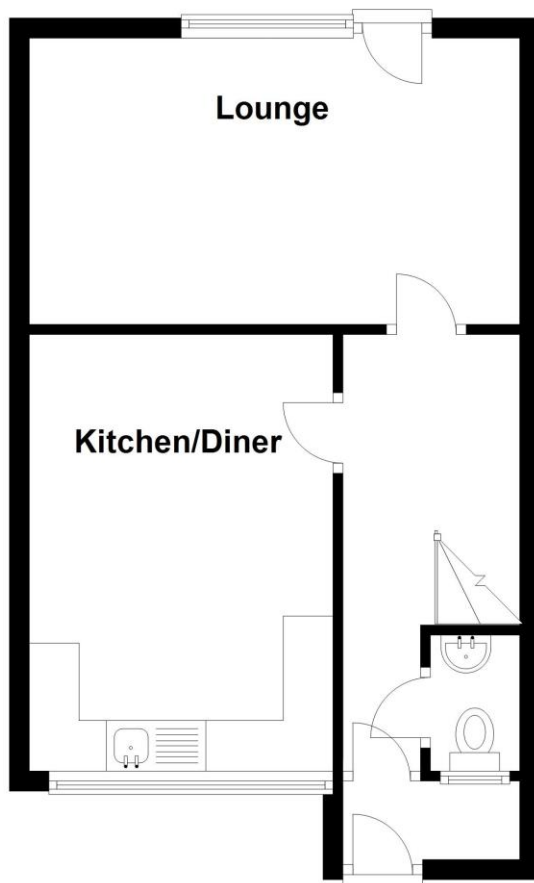
BEDROOM TWO

12'0" x 9'08" 3.65m x 2.94m

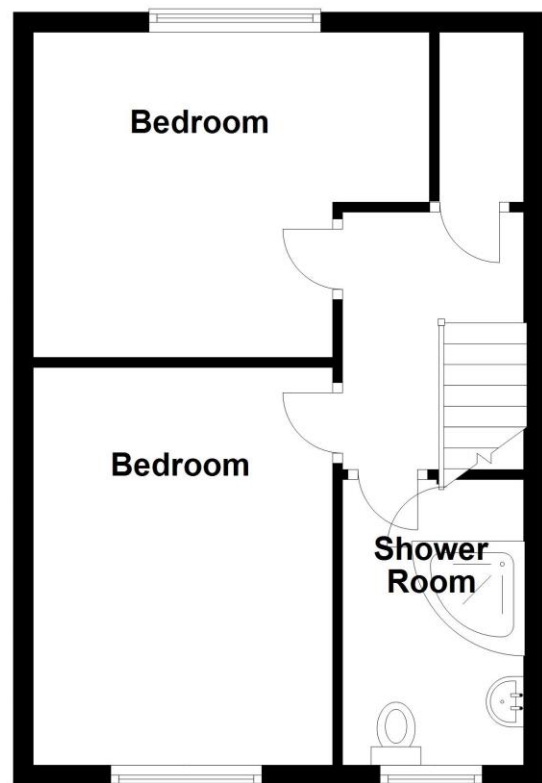
Double bedroom with Double Glazed window to front elevation, Warm Air vent, Ceiling light Point.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

Ground Floor



First Floor



Total area: approx. 73.2 sq. metres (788.3 sq. feet)

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