



Quinton Road, Birmingham, B17

Offers Over £465,000

McHugo Homes

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MCHUGO
HOMES



- Four bedrooms
- Detached house
- Spacious driveway
- Modern bathroom
- Two reception rooms
- Kitchen
- Over 1300 sq ft
- Garage

Discover practical elegance in this four bedroom detached Harborne home. Ideal for modern family living, with over 1300 sq ft of accommodation including two receptions, fitted kitchen, modern bathroom and versatile bedroom accommodation, plus complete with rear garden and spacious front driveway.



PROPERTY

Welcome to the heart of Harborne, where McHugo Homes introduces a superb four bedroom detached residence, embodying modern family living. Situated in a convenient Harborne location, this property offers a harmonious blend of functionality and style.

Step inside to discover two inviting reception rooms, each exuding warmth and versatility. The separate kitchen, a culinary haven, is well-appointed with contemporary amenities. Adjacent, a side lean-to provides access to a convenient WC, seamlessly practicality, along with garage access.

Outside, a recently laid driveway enhances the property's aesthetic, while the rear garden beckons for outdoor enjoyment. This space invites family gatherings, playtime, and relaxation, creating a true extension of your living area.

Ascend the staircase to find four well-proportioned bedrooms on the first floor. The modern bathroom complements the stylish design, ensuring both comfort and convenience for the entire family. The fourth bedroom, strategically positioned, serves as an ideal home office or nursery, adapting to your evolving lifestyle needs.

Further features include double glazing and gas central heating (where specified) and home seekers will be pleased to know that further upgrades could enhance the property even further. Beyond the practical considerations, this home radiates a timeless charm, offering a pragmatic yet sophisticated choice for your family. The thoughtful design and contemporary amenities make it an ideal setting for creating lasting memories.

AREA

Quinton Road is conveniently situated leading from Northfield Road, connecting to Harborne Park Road and easy access to Queen Elizabeth Hospital and within a healthy walking distance of Harborne High street access, offering a range of attractive boutiques and amenities that Harborne High Street is proud to boast of, including Marks & Spencers Food hall and Waitrose, along with a plethora of independent restaurants and eateries. Birmingham University and Medical Quarter are within within easy reach, as is Birmingham city centre via arterial road and transport links, most notably University train station, whilst very accessible to A38 links to M6 motorway and Birmingham International Airport.

Excellent primary secondary and prep schools are very close by such as the popular St Peters Primary school, but also access for Harborne primary school (and annex), plus a short drive to Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Hallfield Preparatory School, West House, The Blue Coat and St George's Schools. Leisure facilities are provided with nearby Harborne Pool & Fitness centre, Harborne golf club, The Edgbaston Priory Tennis and Squash club-host to prestigious tennis events, Edgbaston Golf club nearby, with world renowned Edgbaston cricket ground the home of international cricket tournaments.

APPROACH

Front driveway, flower beds and hedgerow to border, doors to garage and:

PORCH

Double glazed double doors, wall light point, door to:

ENTRANCE HALL

Ceiling light point with four spot tracker, understairs storage cupboard, doors to Kitchen and two reception rooms.

KITCHEN

A range of wall and base mounted units, inset one and a half bowl stainless steel sink with mixer tap above, integrated appliances of four ring Hotpoint gas hob with extractor hood above the Belling double oven, partly tiled, selection of recessed ceiling downlighters, power points, radiator, TV point, access to side lean to.

LIVING ROOM

Rear facing double glazed bay with door opening to garden and double glazed windows, beautiful log burner with wooden mantle, two TV points, power points, radiator.

DINING ROOM

Front facing double glazed bay window, radiator, power points, two TV points, ceiling light point, radiator, wrought iron feature fireplace.

SIDE LEAN TO

Pitched ceiling, light point, plumbing for washing machine, obscure double glaze window and access to WC, with doors to garden and garage.

FIRST FLOOR LANDING

Obscure double glazed window, loft hatch, doors to:

BEDROOM ONE

Rear facing double glazed bay window, ceiling light point with four spot tracker, laminate flooring, power points, radiator.

BEDROOM TWO

Front facing double glazed window, ceiling light point, with four spot tracker, laminate flooring, power points, TV point, radiator.

BEDROOM THREE

Front facing double glazed window, storage, radiator, laminate flooring, TV points, power points, ceiling light point with four spot tracker.

BEDROOM FOUR

Side facing obscure double glazed window, radiator, laminate flooring, ceiling light point with four spot tracker, power points.

BATHROOM

Modern matching suite of low level WC, pedestal sink, and bath with corner Shower cubicle hosting rain shower head fitting, radiator, two double glazed windows, wall mounted heated towel rail, six recessed ceiling downlighters, extractor fan, partly tiled.

REAR GARDEN

Predominantly laid to lawn, shale flower beds, paved patio area, fencing to borders, access from living room and side lean to.

GARAGE

Vaillant boiler, ceiling light point, double opening doors, power points.

Full Description

TENURE: FREEHOLD

COUNCIL TAX BAND: E

EPC: E

BROADBAND: Ofcom reports Networks in your area - Virgin Media, Openreach-Fibre-to-the-premises available

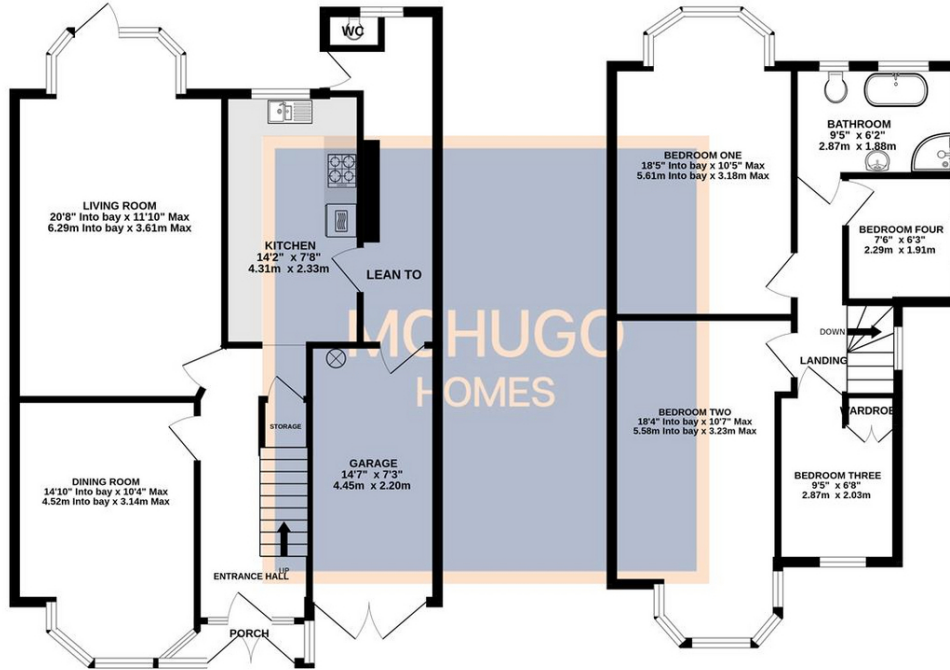
Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.

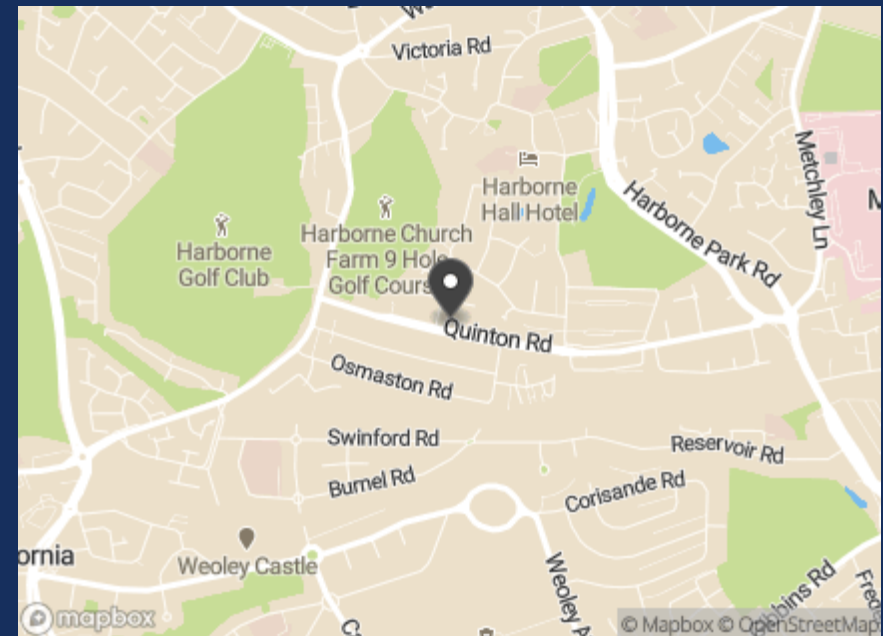
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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