

Grove.

FIND YOUR HOME



323 Worlds End Lane
Quinton,
Birmingham
B32 2SA

Offers Over £280,000



A well proportioned 3 bed semi detached property that has been thoughtfully extended to create maximum space for a family. This ideal family home has ideally located for popular local schools, great access to transport links and route into Birmingham, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance hall, a well proportioned front facing lounge, a well appointed breakfast Kitchen with store/pantry under stairs and door leading out to rear garden. Heading upstairs to the first floor is a pleasant landing with additional stairs leading to top floor, a good sized double bedroom, bedroom 3, and the house bathroom. The top floor houses the main bedroom which a truly impressive size with the added benefit of ceiling windows to take advantage of the views and access to the en-suite bathroom.

Externally the property offers ample off road parking over the block paved driveway with side access to rear. At the rear is a low maintenance landscaped garden with astro turfed lawn and paved seating near to property, AF 5/3/25 V3 EPC=C







Approach

Via block paved driveway providing parking for two vehicles, block paved footpath leading to front door and side access gate to rear.

Hallway

Ceiling light, stairs to first floor accommodation, access provided to lounge and breakfast kitchen

Lounge 10'5" x 15'1" (3.2m x 4.6m)

Double glazed windows to front, ceiling light, decorative coving, feature fireplace, central heating radiators, wood flooring.

Breakfast Kitchen 15'1" x 10'5" (4.6m x 3.2m)

Double glazed window to rear, double glazed door leading out to garden, ceiling light, range of wall and base units with composite worktop, recessed sink and drainer, electric hob and extractor, doubled oven, space for washer and dryer, vinyl flooring, and pantry.

Landing

Doors radiating to:

Bedroom two 15'1" x 10'5" (4.6m x 3.2m)

Double glazed windows to front and side, ceiling light, and central heating radiator.

Bedroom three 7'10" x 7'6" (excl recess) (2.4m x 2.3m (excl recess))

Double glazed window to rear and side, ceiling light, central heating radiator

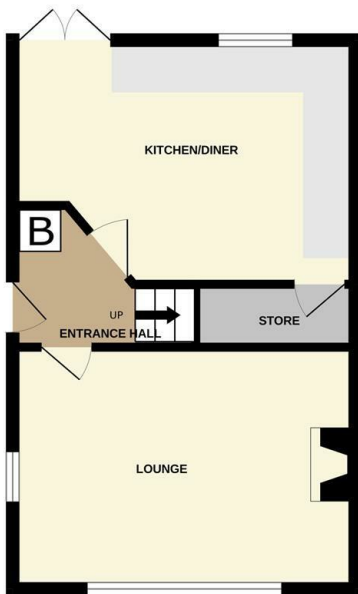
Bathroom

Double glazed obscured window to rear, ceiling light and extractor, P shaped bath with shower over, wash basin, low level w.c., central heated towel radiator and tiled floor.

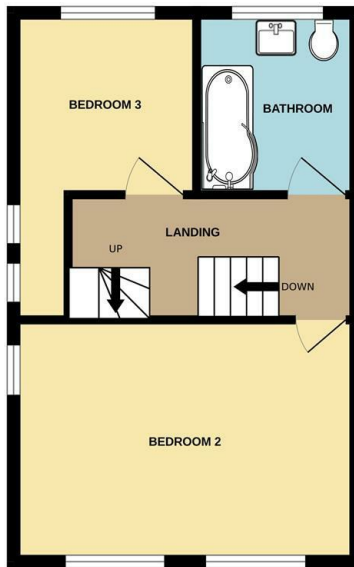




GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Bedroom one 13'9" max, 8'10" min x 20'0" (4.2m max, 2.7m min x 6.1m)
Located to the top floor, double glazed window to rear, Velux style to front, ceiling light, central heated radiator, and access to en-suite.

En-Suite Shower Room 5'6" x 7'10" (1.7m x 2.4m)
Double glazed obscured window to rear, ceiling light and extractor, shower cubical with panelling, wash basin, low level w.c., central heated towel radiator, and tiled flooring.

Rear Garden
Landscaped garden with paved seating area near to property, side access back to frontage, astro turfed lawn to a second paved area with space for a shed.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the

services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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