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FIND YOUR HOME



94 Tedstone Road
Quinton,
Birmingham
B32 2PD

Offers In The Region Of £285,000



Spacious Four-Bedroom Semi-Detached Home in Quinton being offered with No Upward Chain!

Located on the sought-after Tedstone Road in Quinton, this impressive semi-detached property offers an excellent opportunity for families in search of space, comfort, and convenience. With generous living accommodation and ample outdoor space, this home is ideally suited for modern family life.

One of the key highlights is the exceptional parking provision — a rarity in urban locations. The property benefits from a driveway to the front and side, gated access to a double garage, comfortably accommodating up to five vehicles. Whether you have multiple vehicles or frequently host guests, this feature adds both practicality and value.

Internally, the home comprises a welcoming entrance hall, a bright and spacious reception room, a well-appointed kitchen, a ground floor bathroom, and a conservatory with space for white goods. Upstairs, you'll find four good-sized bedrooms, offering plenty of flexibility for growing families or those working from home.

The rear garden offers a low-maintenance outdoor retreat, complete with astroturf, stone chippings, and a patio area — perfect for relaxing or entertaining. Backing onto the peaceful Pitts Wood, the garden enjoys a sense of privacy and tranquillity rarely found in such a convenient location.

Positioned in a prime area of Quinton, residents will benefit from easy access to local amenities, reputable schools, and excellent transport links, ensuring daily life is both practical and enjoyable. JH 10/07/2025







Approach

Via block paved wrap around driveway, step to front door, access to garage via gates.

Entrance hall

Double glazed stained glass front door, stairs to first floor accommodation, door to reception room.

Reception room 17'0" max 12'9" min x 13'9" (5.2 max 3.9 min x 4.2)

Double glazed bay window to front, central heating radiator, dado rail, double glazed window to side, entrance to kitchen, gas fire with wooden surround.

Kitchen 11'1" x 9'6" (3.4 x 2.9)

Wall and base units with work surface over, sink with mixer tap and drainer, oven, gas hob, splashback tiling, space for slim line dishwasher, space for fridge and freezer, coving to ceiling, double doors to conservatory, door into bathroom.

Bathroom

Obscured window to rear, complementary tiling to walls, vertical central heating towel rail, P shaped bath with mixer tap and monsoon head over, pedestal wash hand basin with mixer tap, low level flush w.c.

Conservatory 13'5" x 7'6" (4.1 x 2.3)

Double glazed double doors to rear, double glazed windows to surround, double glazed window into kitchen, central heating radiator, high gloss black base unit.









First floor landing

Double glazed obscured window to side, loft access, doors to four bedrooms.

Bedroom one 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to rear, central heating radiator, fitted storage cupboard housing the central heating boiler.

Bedroom two 10'9" x 9'6" max 8'6" min (3.3 x 2.9 max 2.6 min)

Double glazed window to front, central heating radiator.

Bedroom three 9'6" x 7'6" (2.9 x 2.3)

Double glazed window to rear, central heating radiator.

Bedroom four 6'6" x 7'2" (2.0 x 2.2)

Double glazed window to front, central heating radiator.

AGENTS NOTE: There is a stair bulk head in this room.

Rear garden

Block paved patio, astro turf, stone chipping area.

Garage

Two windows to the side, space for white goods, ceiling light point, two up and over doors.

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

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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