

Grove.

FIND YOUR HOME



285 Quinton Lane
Birmingham,
B32 1JQ

Offers In The Region Of £300,000



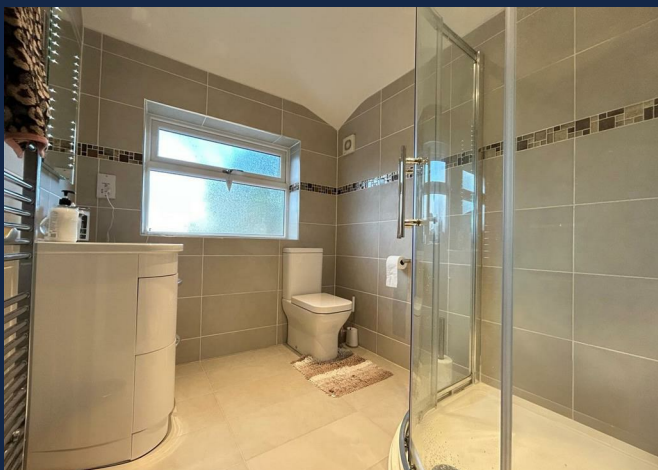
In Quinton, this delightful semi-detached home combines comfort, practicality, and a superb location. Quinton Lane enjoys a friendly, established neighbourhood atmosphere with a real sense of community. Just moments away, the amenities of Hagley Road West provide a wide range of shops, eateries, and services, while excellent public transport links make commuting into Birmingham city centre and the surrounding areas simple and stress-free.

To the front of the property, a smart block-paved driveway offers convenient off-road parking and leads to the garage store, which also has the potential to be utilised as a side passageway to the rear garden. An open porch welcomes you into the home. Inside, a bright and spacious entrance hall sets the tone, giving access to the main reception room and the generous kitchen–diner. The kitchen further benefits from access into the garage store, where a useful downstairs W.C. can be found.

Upstairs, the property offers three well-proportioned bedrooms, ideal for families, guests, or home working. A modern family shower room completes the first-floor accommodation. Outside, the rear garden is a standout feature - particularly spacious, with a beautifully landscaped area leading to a gated section currently unused but offering plenty of potential for future development or personalisation.

Whether you are stepping onto the property ladder for the first time or searching for a long-term home in a family-friendly area, this charming property represents an excellent opportunity. JH 11/12/2025 EPC=D







Approach

Via block paved driveway with access into garage, step up to open porch.

Porch

Double glazed obscured door and double glazed obscured stained glass window through to the entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, doors to front reception room and kitchen diner, cupboard housing electric meter.

Front reception room 10'9" x 12'9" min 15'1" max (3.3 x 3.9 min 4.6 max)

Double glazed bay window to front, central heating radiator, feature electric fire with wooden surround.

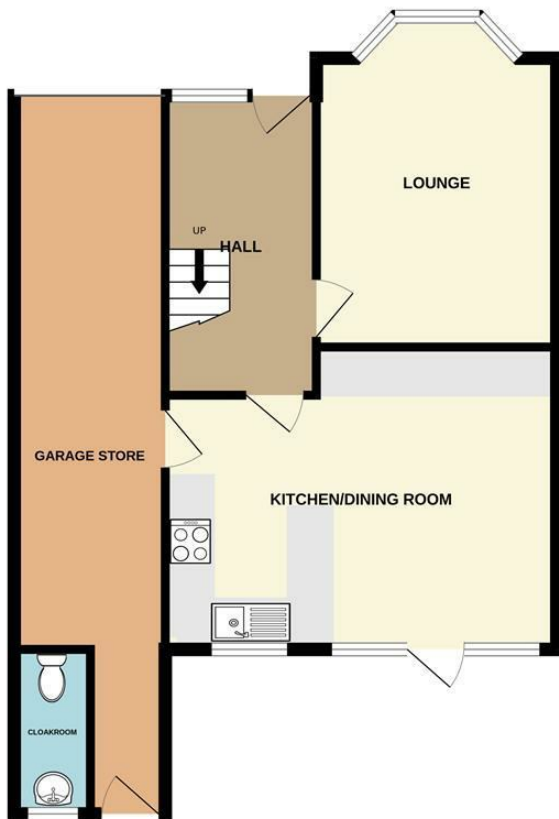
Kitchen diner 17'4" x 12'1" max 8'10" min (5.3 x 3.7 max 2.7 min)

Double glazed door, three double glazed windows to rear, inset ceiling light points, central heating radiator, wall and base units with a wood effect surface over, splashbacks, integrated oven, hob, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, space for fridge freezer, integrated microwave, double glazed obscure door to the side.





GROUND FLOOR



1ST FLOOR



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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Garage/store 34'9" x 5'2" (10.6 x 1.6)
Agents Note; Clients are to ensure that the size of the garage/store is fit for their own purpose.
Double opening doors to front, five double glazed skylights, base units, space for white goods, double glazed window to side, door to rear.

Downstairs w.c.
Double glazed window to rear, central heating radiator, w.c. and wash hand basin.

First floor landing
Double glazed obscured window to side, doors to three bedrooms and shower room.

Shower room
Double glazed obscured window to rear, complementary tiling to walls, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c., corner shower cubicle with monsoon shower head over.

Bedroom one 10'5" x 14'9" max 12'9" min (3.2 x 4.5 max 3.9 min)
Double glazed bay window to front, central heating radiator.

Bedroom two 12'1" x 10'5" (3.7 x 3.2)
Double glazed window to rear, central heating radiator, loft access with ladder.

Bedroom three 6'6" x 8'6" (2.0 x 2.6)
Double glazed window to front, central heating radiator, central heating boiler.

Rear garden
Slabbed patio area with Catio, with stone chipping pathway through the lawn, tree and shrubs, summer house, fenced off section to the rear garden.

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 C

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 you 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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