



**Connells**

Worlds End Lane  
Quinton



## Property Description

Worlds End Lane is a traditional semi-detached property and is situated on a popular residential road in Quinton. Accommodation comprising of; an enclosed porch, entrance hallway, lounge, dining room, kitchen, lean to, ground floor W.C, three bedrooms, bathroom, rear garden, rear brick built garage.

With transport links into Harborne and Birmingham City Centre and having local shops and schools in the area. This is the perfect property for first time buyers or investors. A must view property!

## Entrance Hallway

Panelled radiator and storage space under the stairs

## Lounge

13' 7" max x 10' max ( 4.14m max x 3.05m max )

Panelled radiator, ceiling light point, gas inset fire with feature surround, double glazed french doors

## Dining Room

12' 7" max x 9' 10" max ( 3.84m max x 3.00m max )

Panelled radiator, inset gas fire with feature surround, ceiling light point, double glazed bay window to front elevation, picture rail

## Kitchen

9' x 6' 6" ( 2.74m x 1.98m )

Ceiling light point, double glazed window to rear elevation, mixer tap with sink, plumbing for washing machine, four ring gas hob, extractor fan, splashback tiles and space for fridge freezer

## Lean To

Covered lean to with access to front of property

## First Floor Landing

Ceiling Light point and doors onto

## Bedroom One

13' 6" x 9' 6" ( 4.11m x 2.90m )

Ceiling light point, panelled radiator, double glazed window to rear elevation and picture rail

## Bedroom Two

13' 1" x 9' 6" ( 3.99m x 2.90m )

Ceiling light point, double glazed window to front elevation, panelled radiator

## Bedroom Three

6' 2" x 5' 9" ( 1.88m x 1.75m )

oriel double glazed window, panelled radiator, ceiling light point

## Bathroom

Storage housing boiler, partly tiled walls, wash hand basin with mixer tap, low flush w.c., panelled bath with shower over, radiator and ceiling light point

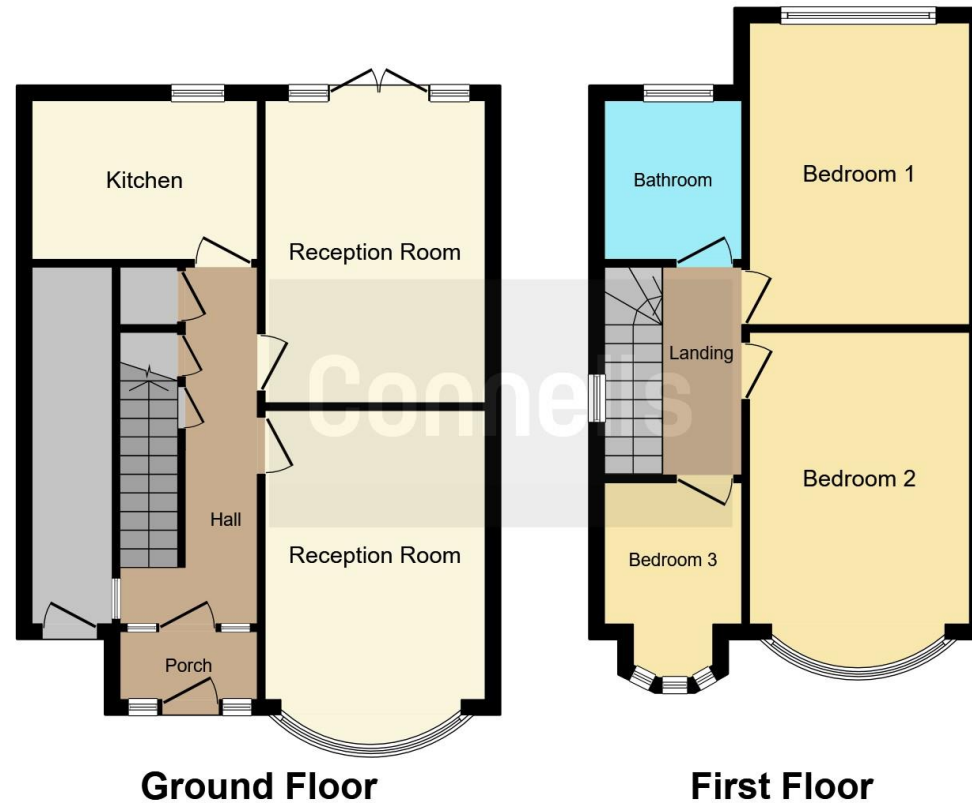
## Rear Garden

Decked area, mainly lawned with mature trees and shrubbery with timber fencing surrounding









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO308724](http://connells.co.uk/Property/HBO308724)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO308724 - 0003