



Connells

Quinton Road West
Quinton



Property Description

This spacious family home in Quinton is a rare find, offering exceptional room sizes that must be seen to be fully appreciated. The property features a comfortable lounge and a separate dining room, providing ample space for both relaxation and entertaining. A breakfast room adjoins the well-equipped kitchen, perfect for family meals or morning coffee. A utility room and a convenient ground floor W.C. add to the functionality of the home. Upstairs, you'll find three generously sized double bedrooms, each offering plenty of space for furniture and storage. The bathroom is notably larger than average, providing a comfortable space for the entire family. Additionally, the property boasts extensive loft space. This home is ideal for a larger family or those seeking extra room to grow.

The property's rear exterior offers exceptional practicality and versatility, making it ideal for those with varied storage needs. At the back, you'll find a generously sized parking area. This space leads to a secure garage, perfect for car storage or additional protection for your vehicle. Adjacent to the garage is a well-equipped workshop, providing an excellent space for DIY projects, hobbies, or additional storage. The rear area is also designed to accommodate a caravan, offering an ideal and secure space for storage. Whether you need extra room for vehicles, a dedicated workshop, or a place to safely store your caravan, this property's rear layout is perfectly suited to meet those needs.

Approach

Low maintenance front garden with off road parking available for several cars, footpath leading to the main accommodation.

Entrance Hallway

Staircase rising off, ceiling light point, useful open understairs storage space.

Lounge

Double glazed window to front, two ceiling light points, radiator.

Dining Room

Double opening doors connecting the lounge to the dining room, light and airy with double glazed windows, ceiling light point, panelled radiator.

Kitchen

Ceiling strip light, matching base cupboards, sink with mixer tap and drainer, integrated hob, oven and extractor fan, wall mounted boiler, panelled radiator, window to the rear.

Ground Floor W.C.

Low flush w.c, ceiling light point, window to the side.

Breakfast Room / Utility

Ceiling light point, windows overlooking the rear, perfect space for additional kitchen appliances or merely as a breakfast room.

Additional Utility

Ceiling light point, tap, door and window to the rear.

Landing

Window to side elevation, panelled radiator, ceiling light point, airing cupboard, loft access.

Loft: Larger than average.

Bedroom One

Panelled radiator, ceiling light point, two double glazed windows to the rear.

Bedroom Two

Ceiling light point, two double glazed windows to the front, storage cupboard, panelled radiator.

Bedroom Three

Wall lights, panelled radiator, double glazed window to the front, two sets of double fitted wardrobes.

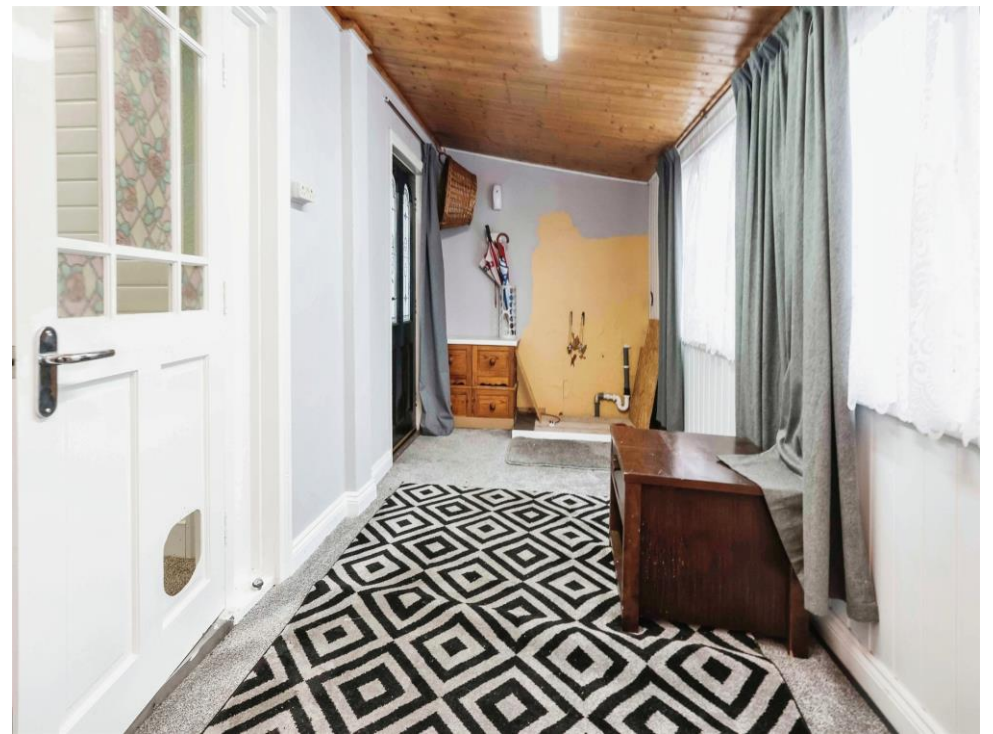
Bathroom

Large family bathroom comprising of panelled bath, low flush w.c. wash hand basin, separate walk-in shower cubicle, fully tiled, double glazed window, panelled radiator.

Rear Garden

Low maintenance rear garden with patio and decked areas, the property's rear exterior offers exceptional practicality and versatility, making it ideal for those with varied storage needs. At the back, you'll find a generously sized parking area. This space leads to a secure garage, perfect for car storage or additional protection for your vehicle. Adjacent to the garage is a well-equipped workshop, providing an excellent space for DIY projects, hobbies, or additional storage. The rear area is also designed to accommodate a caravan, offering an ideal and secure space for storage. Whether you need extra room for vehicles, a dedicated workshop, or a place to safely store your caravan, this property's rear layout is perfectly suited to meet those needs.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: Awaiting

Tenure: Freehold

view this property online connells.co.uk/Property/HBO309102



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO309102 - 0002