



**Connells**

First Meadow Piece  
Quinton



## Property Description

This delightful family home, set over three floors, offers an abundance of space and versatile living areas, making it an ideal choice for growing families. The property boasts four generously-sized bedrooms, providing ample room for family members to enjoy their own space. The first floor features a modern bathroom, while a convenient guest cloakroom is located on the ground floor.

The home benefits from two spacious reception rooms, perfect for both relaxation and entertaining, along with a beautifully fitted kitchen that is ideal for family meals and social gatherings. The low-maintenance rear garden offers a private outdoor retreat, perfect for children to play or for relaxing after a long day.

To the front, there is parking space, ensuring practicality for daily living. With its well-designed layout and thoughtful features, this home is sure to impress. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.

## Approach

Set in a cul-de-sac location having off road parking for several cars.

## Enclosed Porch

Enclosed porch with further door onto entrance hallway.

## Entrance Hallway

Ceiling light point, staircase off, panelled radiator, laminated flooring.

## Guest Cloakroom

Low flush w.c, hand wash basin, ceiling light point.

## Ground Floor Bedroom

16' 8" x 10' 2" max ( 5.08m x 3.10m max )  
Laminated flooring, ceiling light point, panelled radiator, double glazed window to the front.

## Reception One

11' 1" x 14' 3" ( 3.38m x 4.34m )  
Laminated flooring, ceiling light point, panelled radiator.

## First Floor Landing

Ceiling light point, loft access, laminated flooring.

## Bedroom One

10' 1" x 12' 1" ( 3.07m x 3.68m )  
Master bedroom comprising of ceiling light point, panelled radiator, double glazed window to the front.

## Bedroom Two

8' 8" x 13' 7" ( 2.64m x 4.14m )

Another double bedroom having ceiling light point, panelled radiator, double glazed window to the rear, laminated flooring.

## Bedroom Three

Laminated flooring, ceiling light point, panelled radiator, double glazed window to the rear. (not measured)

## Shower Room

Double walk-in shower cubicle with rainfall shower, vanity wash hand basin with mixer tap, low flush w.c, heated towel rail, tiled walls, double glazed window, spotlighting to the ceiling.

## Lower Ground Hallway

Tiled flooring, ceiling light point, panelled radiator, excellent storage.

## Reception Two

15' 9" x 9' 5" ( 4.80m x 2.87m )

Tv point, wall light points, tiled flooring.

## Breakfast Kitchen

12' 7" min x 12' 4" ( 3.84m min x 3.76m )

Fully fitted to a high standard comprising of matching wall and base units, breakfast bar, sink with drainer and mixer tap, five ring gas hob, extractor fan, double oven, ceiling lights, glass fronted display cabinets, stylish vertical radiator, double glazed french doors and window overlooking the rear garden, plumbing for a washing machine.

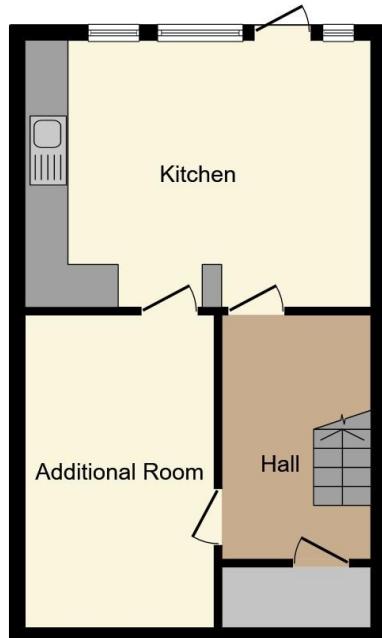
## Garden

Low maintenance rear garden with flower borders and timber fence surround.

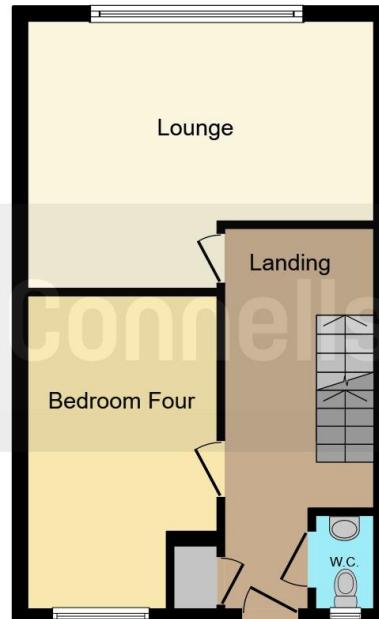




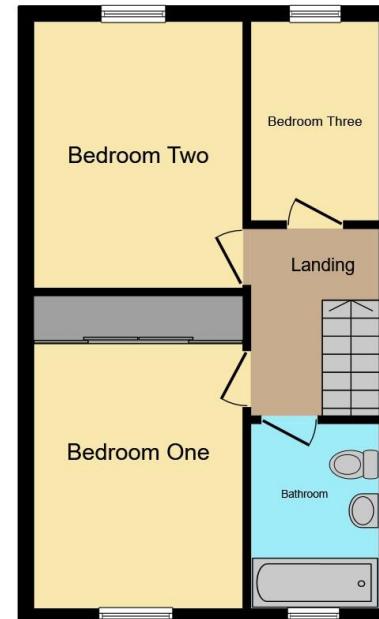




**Lower Ground Floor**



**Ground Floor**



**First Floor**

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**EPC Rating: C**

Tenure: Freehold

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