



Connells

Rennie Grove
Quinton



Property Description

Nestled in a popular residential area of Quinton, this well-proportioned three-bedroom home offers generous living space throughout and is ideal for first-time buyers or buy-to-let investors alike. The property is set behind a low-maintenance paved front garden, providing a welcoming approach to the main accommodation.

Upon entering, you're greeted by a spacious and versatile open-plan living and dining area, perfect for relaxing or entertaining. Large patio doors to the rear allow natural light to flood the space and provide direct access to the rear garden, which is predominantly paved for easy upkeep and enclosed by timber fencing, offering both privacy and security. The ground floor also features a good-sized kitchen, fitted with matching wall and base units and offering ample room for essential appliances including a washing machine, oven, and fridge freezer. Just off the kitchen, a convenient downstairs WC offers additional space and practicality for busy households.

Upstairs, the property continues to impress with three generously sized bedrooms, each offering comfortable accommodation with plenty of natural light. Completing the upper level is a modern shower room and a separate WC, enhancing convenience for families or shared living.

With its spacious layout, private outdoor space, and convenient location close to local amenities and transport links, this property presents an excellent opportunity for those looking to step onto the property ladder or invest.

Approach

Set behind a paved floor garden, giving access to the main accommodation

Porch

Enclosed porch with further door onto the hallway

Entrance Hallway

Staircase off, ceiling light point, panelled radiator, tiled flooring.

Lounge/Dining Room

21' 7" x 12' 1" (6.58m x 3.68m)

Laminated flooring, panelled radiator, ceiling and wall light points, patio doors overlooking rear garden,

Ground Floor W.C

Low flush wc, hand wash basin with mixer tap and storage, heated towel rail.

Fitted Kitchen

15' 9" x 8' 10" (4.80m x 2.69m)

Tiled flooring, ceiling light point, matching wall and base units, ample space for cooker and fridge freezer, extractor fan, plumbing for washing machine, sink with drainer and mixer tap, double glazed door and window to rear.

Lean To

access to rear garden.

Landing

Loft access, ceiling light point, panelled radiator.

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m)

Ceiling light point, panelled radiator, double glazed window to front elevation, fitted storage cupboard.

Bedroom Two

12' x 7' 6" (3.66m x 2.29m)

Panelled radiator, ceiling light point, double glazed window to front elevation, fitted storage cupboard.

Bedroom Three

10' 2" x 7' 1" (3.10m x 2.16m)

Panelled radiator, ceiling light point, double glazed window to rear elevation.

Shower Room

Walk in shower cubicle, vanity wash hand basin, ceiling light point, double glazed window to rear, tiling.

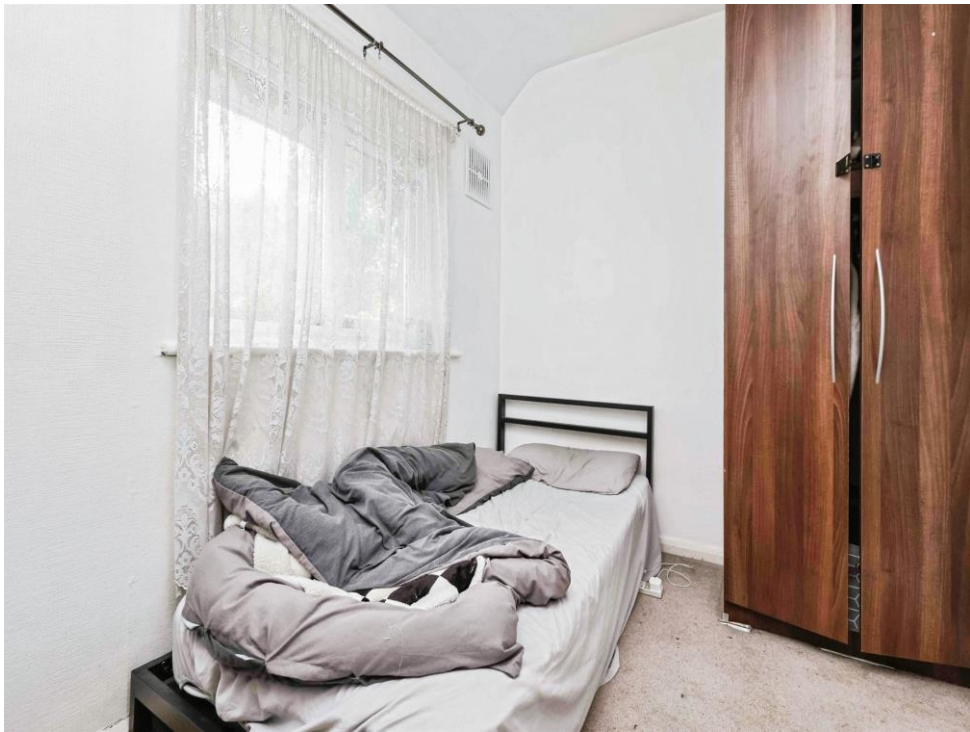
Separate WC

Separate low flush wc, ceiling light point.

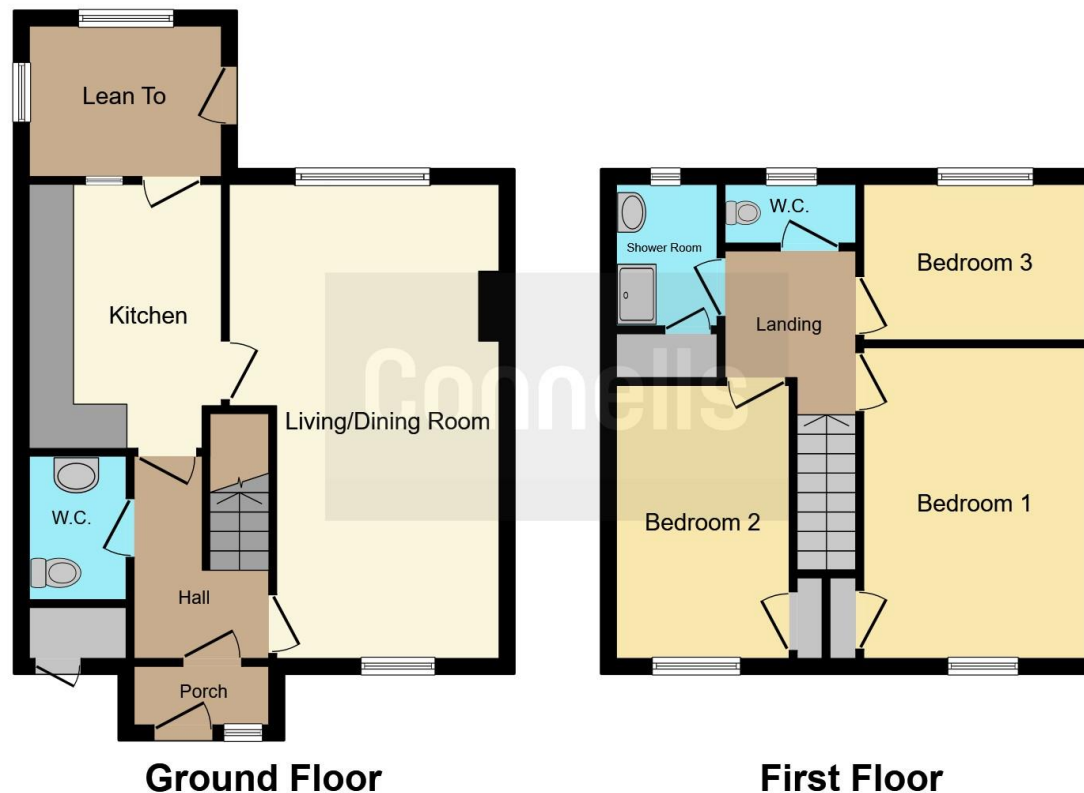
Garden

Mainly paved rear garden with timber fence surround.









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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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