







## Property Description

Welcome to this beautifully presented, modern three-bedroom property located in the heart of Quinton, offering generous living space and contemporary finishes throughout. Perfectly suited for families or professionals, this home combines practicality with style across two well-appointed floors.

On the ground floor, you'll find a bright and exceptionally spacious living room, ideal for both relaxing and entertaining. The recently renovated kitchen is a standout feature, complete with sleek matching wall and base units, ample workspace, new integrated appliances (washing machine, dishwasher, fridge, cooker hood). The kitchen flows seamlessly into a generous conservatory, creating the perfect space for dining or unwinding while overlooking the south-facing garden - a suntrap that's ideal for summer gatherings.

Additional convenience is provided by a separate utility area containing a breakfast bar, offering extra storage and practicality for busy family life.

Upstairs, the property has three good sized bedrooms, two with built in storage and each having room for a double bed and extra storage. A spacious family bathroom and separate WC add to the home's functionality, ensuring comfort for all members of the household.

Situated in a popular residential area with excellent local amenities, schools, and transport links nearby, this home is a fantastic opportunity for buyers looking to move straight into a stylish and well-maintained property in a sought-after location.

## Approach

Set back behind a gated driveway with a drop kerb for two cars.

## Entrance Porch

Ceiling light point, windows surround.

## Entrance Hallway

Ceiling light point, panelled radiator, laminated flooring, doors and stairs off.

## Lounge

21' 6" x 11' 5" ( 6.55m x 3.48m )

Two ceiling light points, double glazed windows to rear and side elevation, panelled radiator, feature electric fire with brick surround.

## Kitchen

9' 8" x 9' 3" ( 2.95m x 2.82m )

A range of matching fitted wall and base units, laminated flooring, under-cupboard feature lighting, wall mounted boiler, free standing electric cooker with oven, fitted extractor fan, inset sink unit with mixer tap, mini fridge, washing machine, dish washer, ample work surface, double glazed window and door leading onto the conservatory.

## Utility Room / Breakfast Bar

Ceiling light point, panelled radiator, window to front elevation, housing meters, work surface, laminated flooring.

## Conservatory

Windows surround, doors onto rear garden.

## Landing

Loft access, ceiling light point.

## Bedroom One

14' 7" x 10' 6" ( 4.45m x 3.20m )

Panelled radiator, ceiling light point, integrated storage, window to front, TV point.

## Bedroom Two

12' 7" x 8' 3" ( 3.84m x 2.51m )

Panelled radiator, window to front, integrated storage, ceiling light point.

## Bedroom Three

6' 1" x 9' 5" ( 1.85m x 2.87m )

Window to rear elevation, ceiling light point, panelled radiator, TV point.

## Bathroom

Panelled bath, shower overhead, hand basin, panelled radiator, ceiling light point, bathroom cabinet and separate storage cupboard.

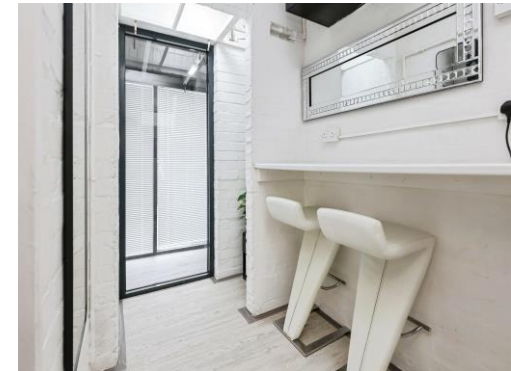
## Separate Wc

Low flush WC, water saving hand basin,

hygiene shower, ceiling light point, panelled radiator, double glazed window.

## Rear Garden

Part patio, stoned area, timber fence surround, storage shed.

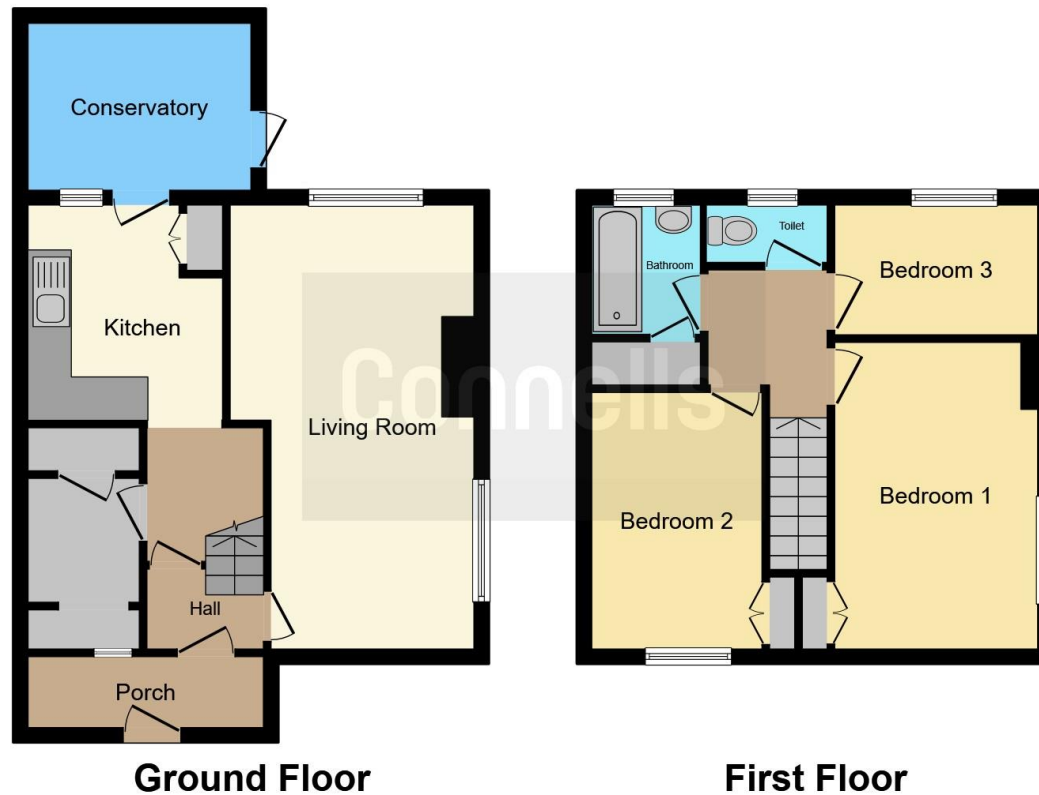












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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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