



Connells

Trevanie Avenue
Quinton



Property Description

Welcome to this beautifully presented three-bedroom detached property, ideally situated in a sought-after residential area of Quinton. Offering generous living space throughout, this home is perfect for growing families or those looking for extra room to relax and entertain.

Upon entering the property, you are greeted by a welcoming entrance hallway leading to three spacious and versatile reception rooms. Whether you're looking for a formal living room, a cosy family lounge, or a home office or playroom, this home offers flexibility to suit your lifestyle. The separate dining area is perfect for hosting family meals or entertaining guests.

The heart of the home lies in the spacious kitchen, complete with a range of quality built-in appliances, ample countertop space, and stylish cabinetry. This well-appointed space also provides direct access to the private rear garden - ideal for outdoor dining and summer gatherings.

Upstairs, the property boasts three generously sized bedrooms, each offering ample space for furnishings and natural light.

Externally, the rear garden provides a peaceful retreat, perfect for both relaxation and play, while the front of the property offers off-road parking options and attractive kerb appeal.

This charming home is conveniently located close to local schools, shops, parks, and excellent transport links, making it an ideal choice for families or commuters alike.

Approach

Set back behind driveway with side storage.

Entrance Hallway

Ceiling light point, panelled radiator, understairs storage cupboard, stairs off.

Reception Room One

12' 11" x 10' 6" (3.94m x 3.20m)

Feature fireplace with gas fire, bay window to front elevation, TV point, ceiling light point, panelled radiator, laminated flooring.

Reception Room Two

10' 11" x 10' 6" (3.33m x 3.20m)

Panelled radiator, ceiling light point, tv point, laminated flooring.

Dining Room

8' 10" x 8' 5" (2.69m x 2.57m)

French doors to rear elevation, spotlights, skylight, laminated flooring.

Kitchen

17' 4" x 10' 2" (5.28m x 3.10m)

Matching wall and base units, sink with drainer and mixer tap, door and windows to rear elevation, ceiling light point, skylight, panelled radiator, integrated oven, hob, extractor fan, space for fridge/freezer, tiled flooring.

Landing

Ceiling light point, window to side, loft access, doors and stairs off.

Bedroom 1

10' 9" x 10' 2" (3.28m x 3.10m)

Bay window to front elevation, panelled radiator, ceiling light point, space for storage, laminated flooring.

Bedroom 2

10' 9" x 10' 6" (3.28m x 3.20m)

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

Bedroom 3

7' 9" x 5' 9" (2.36m x 1.75m)

Ceiling light point, panelled radiator, window to front elevation.

Bathroom

Panelled bath, shower overhead, low flush w.c, hand wash basin, heated towel rail, fully tiled, double glazed frosted window to rear elevation, ceiling spotlights.

Rear Garden

Rear garden, part paved, grass area, timber fence surround, two workshops at the bottom of the garden.









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: C

Tenure: Freehold

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