



Connells

West Boulevard
Quinton



Property Description

Set back from the road behind a well-maintained front garden, this charming three-bedroom property offers a fantastic opportunity for families, first-time buyers, or investors alike. The ground floor welcomes you with a generously sized living room, perfect for relaxing or entertaining, which flows seamlessly into a well-appointed kitchen. The kitchen features matching wall and base units, integrated appliances, and ample workspace-ideal for any home cook. From here, you'll find access to a ground floor bathroom, complete with a panel bath and overhead shower, offering both functionality and comfort.

Upstairs, the home boasts three well-proportioned bedrooms, each offering plenty of space for a bed, storage, and additional furnishings-perfect for accommodating a growing family or setting up a home office.

The rear garden is a notable feature, offering a good-sized outdoor space with both paved and lawned areas, ideal for summer barbecues, children's play, or simply enjoying the outdoors in a private setting.

Situated in the popular Quinton area, the property benefits from convenient access to local amenities, schools, and transport links, making it a practical and appealing choice for a wide range of buyers.

Approach

Set back behind front garden.

Entrance Hallway

Panelled radiator, ceiling light point, stairs and doors off.

Living Room

13' 3" x 12' (4.04m x 3.66m)

Feature fireplace with gas fire, TV point, double glazed window to front elevation, panelled radiator, ceiling light point.

Kitchen

9' 10" x 8' 6" (3.00m x 2.59m)

Double glazed window and door to rear elevation, matching wall and base units, space for washing machine and fridge freezer, integrated oven and hob, panelled radiator, ceiling light point.

Bathroom

Panelled bath with shower overhead, double glazed frosted window to rear elevation, ceiling light point, panelled radiator, low flush wc, hand wash basin, fully tiled.

Landing

ceiling light point, loft access, stairs and doors off.

Bedroom One

18' 8" x 10' 3" (5.69m x 3.12m)

Wooden flooring, ceiling light point, panelled radiator, two double glazed windows to front elevation, space for wardrobes.

Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

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

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)

Ceiling light point, panelled radiator, double glazed window to rear elevation.

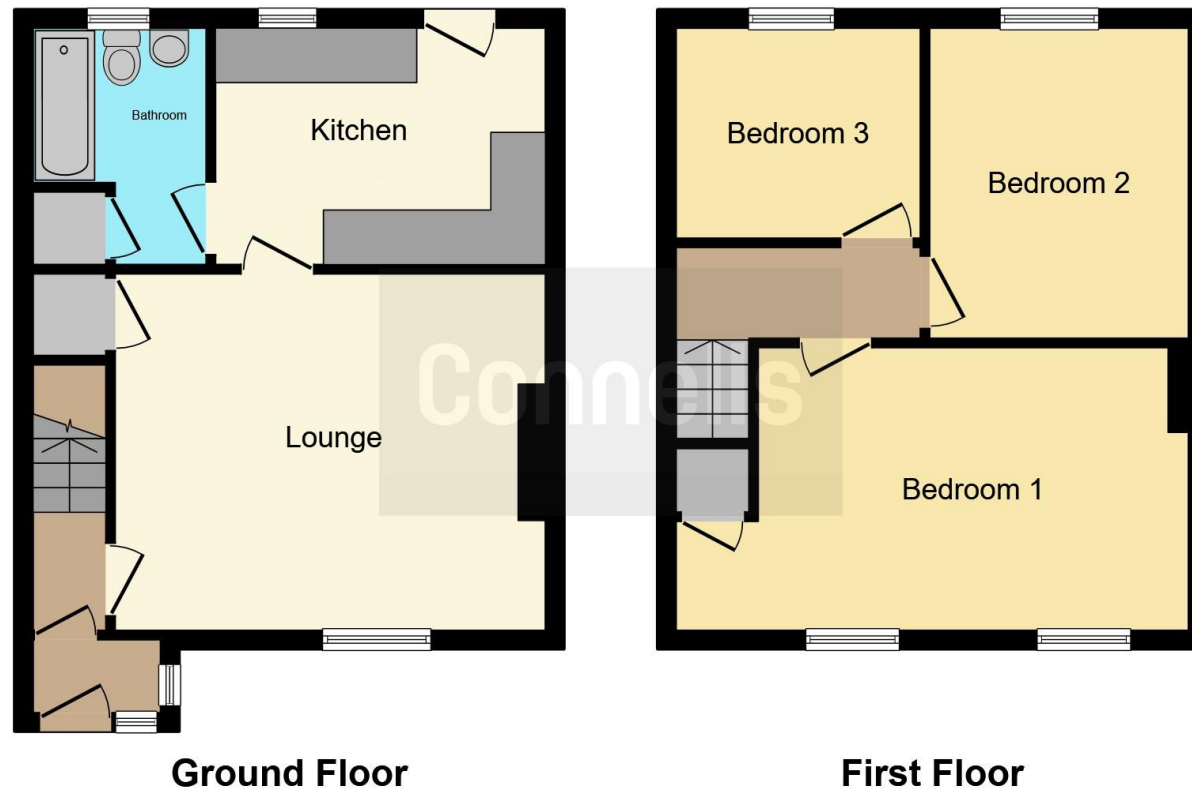
Rear Garden

Rear garden, grass area, timber fence surround.









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

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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