



Connells

Simmons Drive
Quinton



Property Description

Situated in the desirable and family-friendly area of Woodgate Valley, this beautifully presented four-bedroom home offers spacious and modern living across three well-planned floors. Set back from the road, the property benefits from a private driveway to the front, providing convenient off-road parking.

Upon entering, you're welcomed into a bright and inviting living area, ideal for relaxing or entertaining guests. The heart of the home lies in the separate kitchen diner, which has been fully renovated to a high standard. Offering ample worktop and cupboard space, it comfortably accommodates both everyday family meals and larger gatherings.

Upstairs, the property boasts four generously sized bedrooms, each thoughtfully designed with plenty of space for beds and storage. The family bathroom is well-proportioned and features a modern panelled bath with shower overhead, perfect for busy mornings or relaxing evenings.

To the rear, the home is completed by a large, private garden-ideal for children to play, summer barbecues, or simply enjoying some peace and quiet outdoors.

Whether you're a growing family or seeking a spacious and versatile home, this property delivers both comfort and practicality in a popular residential location.

Approach

Set back behind front driveway.

Porch

Enclosed porch with further door onto main accommodation.

Entrance Hall

Ceiling light point, panelled radiator, doors off, stairs to first floor and lower ground, laminated flooring.

Downstairs WC

Low flush wc, hand wash basin, ceiling light point, panelled radiator, part tiling, double glazed window.

Bedroom Four

16' 6" x 9' 6" (5.03m x 2.90m)

Double glazed window to front elevation, panelled radiator, ceiling light point.

Lounge

15' 11" x 12' 3" (4.85m x 3.73m)

Double glazed window to rear elevation, TV point, panelled radiator, two ceiling light points.

Lower Ground Hallway

Tiled flooring, useful understairs storage space, walk in storage cupboard.

Kitchen Diner

15' 10" x 11' 8" (4.83m x 3.56m)

Matching wall and base units, integrated four ring gas hob with oven beneath, extractor fan, ceiling light point, panelled radiator, space for washing machine, space for fridge/freezer, double glazed window to rear elevation, sink with drainer and mixer tap, tiled flooring.

First Floor Landing

Doors and stairs off, loft access, ceiling light point

Bedroom One

13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to front elevation, ceiling light point, panelled radiator

Bedroom Two

12' 1" x 9' 9" (3.68m x 2.97m)

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

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

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

Bathroom

Panelled bath, shower overhead, low flush wc, hand wash basin, fully tiled, heated towel rail double glazed window to front elevation.

Rear Garden

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

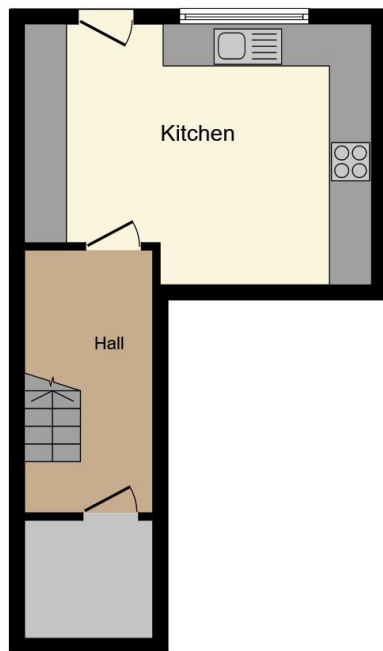
Agents Note

Please note this property is non-standard construction, for further information please call the branch on 0121 426 2800.

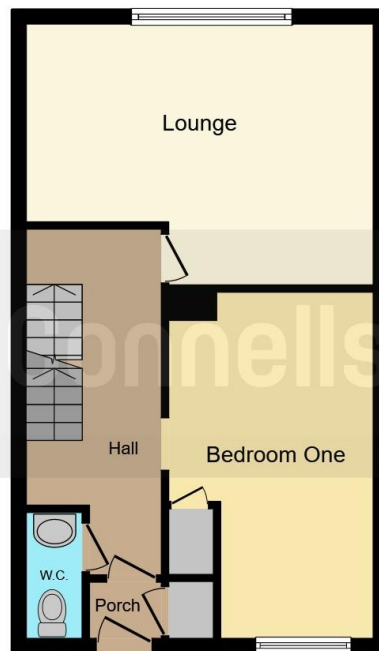




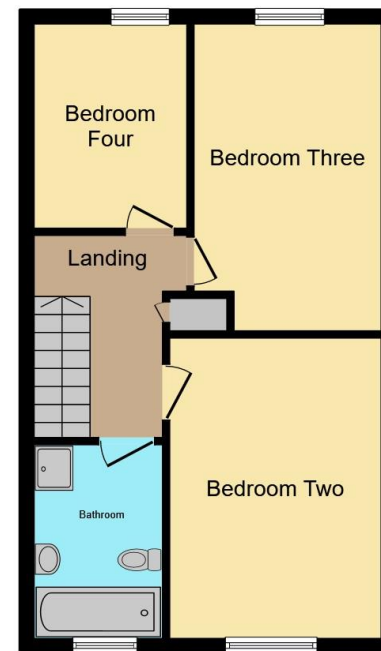




Lower Ground Floor



Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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