

property details **approval form**

288 Stonehouse Lane, Quinton, Birmingham, West Midlands, England, B32 3AL

Date: 21 November 2024

Property Ref and Version: HBN109996 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£260,000

Tenure: Freehold

>> **key features**

- > Well-presented semi-detached property
- > Three good sized bedrooms
- > Spacious living/dining room
- > Fitted kitchen.
- > Family bathroom
- > Conservatory
- > Secure rear garden
- > Driveway
- > EPC Rating: D

>> **short description**

*** WELL-PRESENTED SEMI-DETACHED PROPERTY *** THREE-BEDROOMS *** SPACIOUS LIVING/DINING ROOM *** FITTED KITCHEN *** FAMILY BATHROOM *** CONSERVATORY *** SECURE REAR GARDEN *** GREAT LOCATION *** DRIVEWAY ***

>> **long description**

This well-presented three-bedroom semi-detached property is in a popular location, within easy access to the Queen Elizabeth Hospital and Birmingham University and offers great transport links into Birmingham City Centre. The property is surrounded with local schools for children of all ages which makes this a great first-time buyers' property or family home. The property is also within a short distance to a selection of local shops and amenities, with the nearby Harborne High Street offering a plethora of bars, restaurants, and cafes, as well as a swimming pool and fitness centre.

The property comprises in further detail- Driveway on approach to property. Entrance porch leads through to the entrance hallway which gives access to the spacious living/dining room, the fitted kitchen and conservatory. Stairs ascend from the entrance hallway to the first-floor accommodation which hosts the three good sized bedrooms and family bathroom. The property also benefits from a secure rear garden.

This is a great property both in its location and accommodation available. Viewing is highly recommended.

Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP
T 0121 427 3264 E harborne@shipways.co.uk

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>> room description

Entrance Porch

Window double glazed to the front of the property.

Entrance Hall

Central heating radiator.

Living Room

10' 3" Plus Bay x 10' 10" (3.12m Plus Bay x 3.30m)

Door's double glazed to the rear of the property and central heating radiator.

Kitchen

5' 10" x 6' 9" (1.78m x 2.06m)

Door rear to conservatory, wall and base units, sink/drainer, gas hob, electric oven, extractor fan and central heating radiator.

Bedroom One

10' 2" x 9' 11" (3.10m x 3.02m)

Window double glazed to the rear of the property and central heating radiator.

Bedroom Two

13' 4" Into Bay x 13' 4" (4.06m Into Bay x 4.06m)

Window double glazed to the front of the property and central heating radiator.

Bedroom Three

6' 2" x 6' 9" (1.88m x 2.06m)

Window double glazed to the front of the property and central heating radiator.

Bathroom

Toilet, sink, shower cubicle, central heating radiator and window double glazed to the rear of the property.

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>> property images



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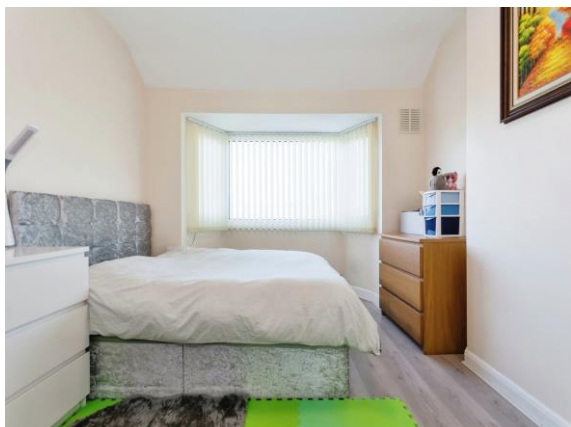
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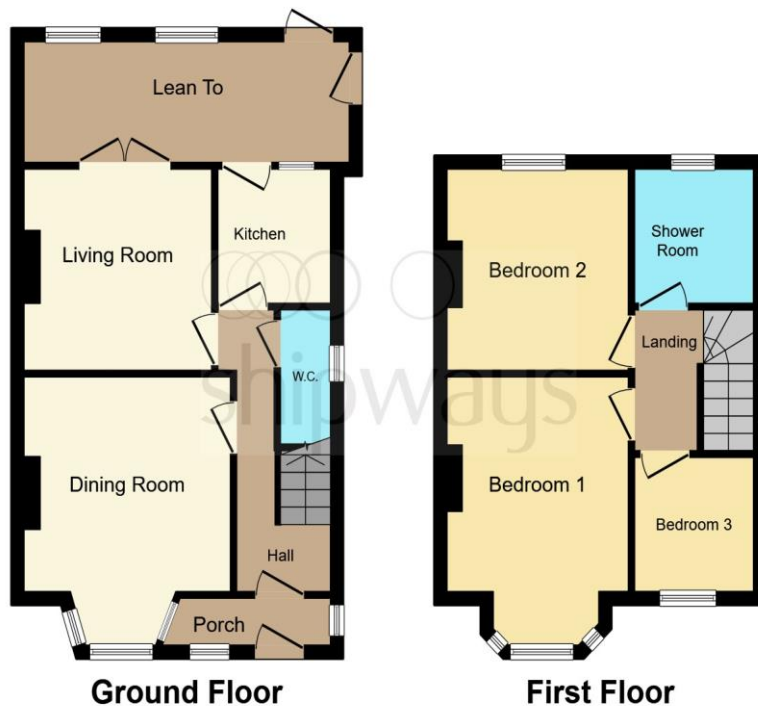
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>> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

>> approval

Signature

Date

Jamie Grice

Mr J. Chen

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