



**Stonehouse Lane, Quinton Birmingham B32 3AH**

**welcome to**

## **Stonehouse Lane, Quinton Birmingham**

\*\*\* NO ONWARD CHAIN \*\*\* WELL-PRESENTED TERRACE PROPERTY \*\*\* TWO GOOD SIZED BEDROOMS \*\*\* LIVING ROOM \*\*\* FITTED KITCHEN-DINER \*\*\* FAMILY BATHROOM \*\*\* GREAT LOCATION \*\*\* EXCELLENT BUY-TO-LET OPPORTUNITY OR FIRST TIME BUY \*\*\* SHORT DISTANCE TO THE QUEEN ELIZABETH HOSPITAL \*\*\*

### **Front Garden**

Gate to paved foregarden. fence surround.

### **Lounge**

12' 3" x 11' ( 3.73m x 3.35m )

Entrance doorway into reception room, double glazed bay window to front elevation. Gas fireplace, Central heating radiator.

### **Kitchen-Diner**

11' 6" x 10' 6" ( 3.51m x 3.20m )

Double glazed window to rear. Wall and base units, sink/drainer/ plumbing for washing machine, central heating radiator and gas hob/oven. Combi boiler. Double glazed window to rear.

### **Lounge**

#### **Bedroom 1**

13' 5" into chimney breast x 11' 1" ( 4.09m into chimney breast x 3.38m )

Gas fireplace double glazed window to front. Central heating radiator.

#### **Bedroom 2**

11' 5" x 8' into chimney breast ( 3.48m x 2.44m into chimney breast )

Double glazed window to front. gas central heating radiator. Loft hatch.

### **Rear Garden**

Secure rear garden. Garage to rear.

### **Agent Note**

The Council Tax Band is A





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## Stonehouse Lane, Quinton Birmingham

- Two Bedroom Victorian Terrace Property
- Living Room
- Kitchen Diner
- Great but-to-let opportunity or first time buy
- No Onward Chain

Tenure: Freehold EPC Rating: D

offers over

**£170,000**



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](http://www.focalagent.com)

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