

# property details **approval form**

46 Bramcote Road, Quinton, Birmingham, West Midlands, B32 1PE

**Date:** 21 November 2024

**Property Ref and Version:** HBN111111 - 0003

# 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             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 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**

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offers in the region of £240,000.

Tenure: Freehold

## >> **key features**

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- > Well-presented semi-detached property
- > Three good sized bedrooms
- > Living room
- > Fitted kitchen.
- > Conservatory
- > Family bathroom
- > Downstairs toilet
- > Secure rear garden
- > EPC Rating: D

## >> **short description**

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\*\*\* WELL-PRESENTED SEMI-DETACHED PROPERTY \*\*\* THREE - BEDROOMS \*\*\* LOUNGE \*\*\* FITTED KITCHEN \*\*\*  
CONSERVATORY \*\*\* DOWNSTAIRS TOILET \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\* GREAT TRANSPORT LINKS  
TO BIRMINGHAM CITY CENTRE \*\*\*

## >> **long description**

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This well-presented three-bedroom semi-detached property is located in the ever- popular residential area of Quinton. The property is close to the Hagley Road providing excellent transport links to Birmingham city centre and other neighbouring areas, as well as easy access to motorway networks, and is within commutable distance of the Queen Elizabeth hospital and Birmingham university. It also near to a range of shops and amenities for all needs and is within the catchment area of many local sought after schools for children of all ages.

In more detail: The entrance porch lead into the hallway which gives access to the lounge, kitchen, conservatory, and downstairs toilet. Stairs ascend from the hallway to the first-floor accommodation which offers three bedrooms and family bathroom. The property also benefits from a secure rear garden.

This really is a great property both in its location, and the accommodation on offer. Viewing this property is highly recommended.

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## >> room description

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### **Agent Note**

The Council Tax Band is B.

### **Lounge**

14' 11" x 14' 5" ( 4.55m x 4.39m )

Double glazed window to front and central heating radiator.

### **Kitchen**

17' 8" x 8' 11" ( 5.38m x 2.72m )

Double glazed window to rear, wall and base units, sink/drainer, gas hob, oven, extractor fan, plumbing for washing machine, dishwasher, and central heating radiator.

### **Conservatory**

9' 11" x 9' 11" ( 3.02m x 3.02m )

Double glazed windows to side and rear, central heating radiator and doors to garden.

### **Downstairs Cloakroom**

Wc, sink and heated towel rail.

### **Bedroom One**

10' 7" x 8' 3" ( 3.23m x 2.51m )

Double glazed window to front and central heating radiator.

### **Bedroom Two**

8' 11" x 9' 10" ( 2.72m x 3.00m )

Double glazed window to rear, central heating radiator and built-in wardrobe.

### **Bedroom Three**

7' 2" x 7' 5" ( 2.18m x 2.26m )

Double glazed window to front.

### **Bathroom**

Double glazed window to rear, bath with shower over, w/c, sink and central heating radiator.

### **Rear Garden**

Patio and lawn.

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## >> property images



**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
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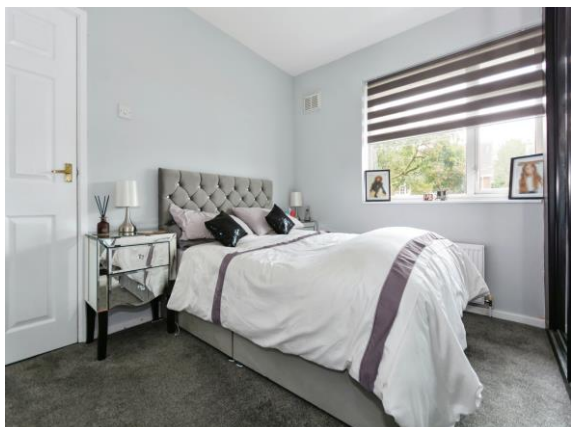
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## >> floor plan

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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)

## >> approval

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**Signature**

**Date**

**Jamie Grice**

**Mrs P. Roberts**

**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP

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