



**Amersham Close, Quinton Birmingham B32 2QU**

**welcome to**

## **Amersham Close, Quinton Birmingham**

\*\*\*GREAT LOCATION IN QUINTON \*\*\*\* EASY ACCESS TO TRANSPORT LINKS LEADING INTO BIRMINGHAM CITY \*\*\* WITHIN EASY REACH OF THE QUEEN ELIZABETH HOSPITAL \*\*\*\* GREAT FIRST PURCHASE OR BUY TO LET \*\*\*\*\* THREE - BEDROOMS \*\*\* UPSTAIRS BATHROOM \*\*\* THROUGH LOUNGE \*\*\* KITCHEN \*\*\* DRIVEWAY TO THE FRONT \*\*\*

### **Agent Note**

This property is council tax band B.

### **Lounge/Diner**

23' 4" x 13' 6" ( 7.11m x 4.11m )  
double glazed window to rear & double glazed french doors to rear electric fire, warm air vent.

### **Kitchen**

range of wall and base units with drawers and worktops over, sink and drainer unit.

### **Bedroom 1**

11' 8" x 10' 3" ( 3.56m x 3.12m )  
double glazed window to front.

### **Bedroom 2**

9' 5" x 8' 6" ( 2.87m x 2.59m )  
double glazed window to rear.

### **Bedroom 3**

9' 1" x 8' 6" ( 2.77m x 2.59m )  
double glazed window to front.

### **Bathroom**

double glazed window to rear, low level flush w/c, hand wash basin, Jacuzzi bath with mixer taps, shower cubical, & a TV built into the wall.

### **Shed/Man Cave**

Located in back garden - Being used as a man cave.







***view this property online*** [shipways.co.uk/Property/HBN111128](http://shipways.co.uk/Property/HBN111128)



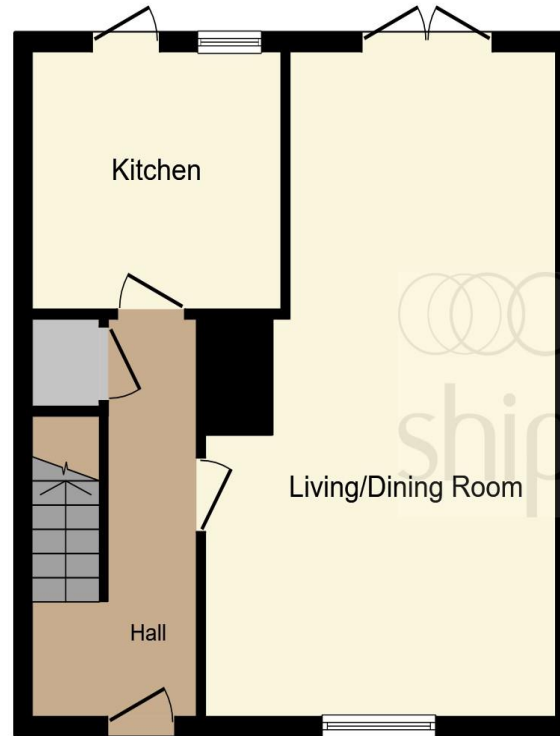
welcome to

## Amersham Close, Quinton Birmingham

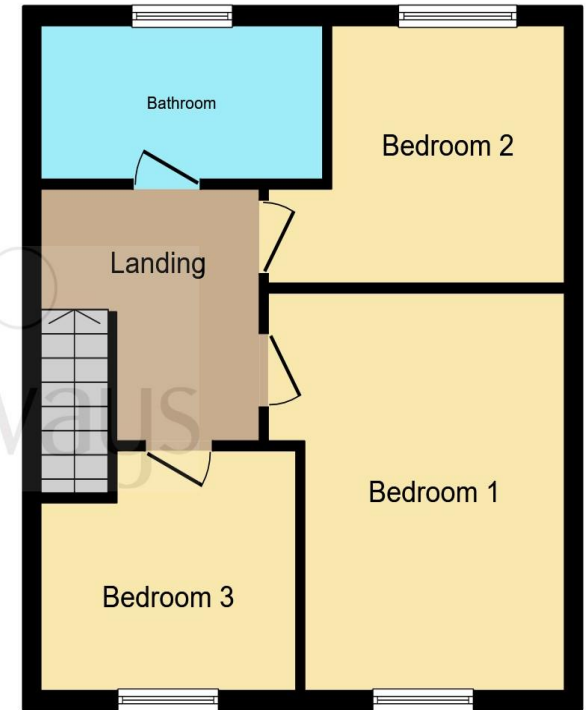
- End Terrace Property
- Driveway to the Front.
- Three Bedrooms.
- Family Bathroom to First Floor
- Front and Rear Gardens

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers over  
**£230,000**



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

view this property online [shipways.co.uk/Property/HBN111128](http://shipways.co.uk/Property/HBN111128)



Property Ref:  
HBN111128 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



**[shipways.co.uk](http://shipways.co.uk)**