

Quinton Road, Birmingham B17 0RN



## welcome to

## Quinton Road, Birmingham

\*\*\* THREE - BED DETACHED PROPERTY \*\*\* SOUGHT AFTER HARBORNE LOCATION \*\*\* SPACIOUS DRIVEWAY \*\*\* GARAGE \*\*\* THREE RECEPTION ROOMS \*\*\* DOWNSTAIRS TOILET \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\* NO CHAIN \*\*\*

#### Agent Note

This property is council tax band E.

**Front Garden** Driveway, Garage, small section of grass area.

#### **Entrance Porch**

Double glazed window to side, & double doors on front of porch, front door to entrance hall.

#### **Entrance Hall**

stairs to first floor, central heating radiator, storage cupboard under stairs, doors to Living room 2 and dining room.

### **Downstairs W/C**

Low level flush w/c, Hand Wash basin, Central heating radiator.

#### Living Room 1

14' 5"  $\times$  10' 5" ( 4.39m  $\times$  3.17m ) Double glazed bay window to front, Central heating radiator.

### Living Room 2

16' 1"  $\overline{x}$  12' 4" ( 4.90m x 3.76m ) Double glazed bay window to rear, Central heating radiator.

#### **Dining Room**

13' 5" x 12' 2" (4.09m x 3.71m) Double glazed window to rear, Central heating radiator, door to small hallway leading to downstairs w/c and the garage.

#### Kitchen

14' 2" x 7' 8" ( 4.32m x 2.34m ) Double glazed window to side & door to garden, Central heating radiator, range of wall and base units with drawers and work-tops over, double sink & drainer with mixer tap, integrated gas oven and grill, gas hob with extractor over, space for washing machine & dish washer.

#### Landing

Double glazed window to side, doors to bathroom, w/c and bedrooms.

#### Bedroom 1

16' 1" x 12' 4" ( 4.90m x 3.76m ) Double glazed bay window to rear, Central heating radiator.

### **Bedroom 2**

14' 9" x 10' 5" ( $4.50m \times 3.17m$ ) Double glazed bay window to front, Central heating radiator, built in wardrobes.

#### **Bedroom 3**

7' 2" x 5' 9" ( 2.18m x 1.75m ) Double glazed window to front, Central heating radiator.

#### Bathroom

W/C is separate from bathroom. Bath, hand wash basin with storage beneath & mirror above, Bidet.

#### **Rear Garden**

Large garden, patio & lawn areas.

#### Garage

14' 4" x 8' 8" (4.37m x 2.64m) can be accessed through small hallway through dining room or from the front garden.













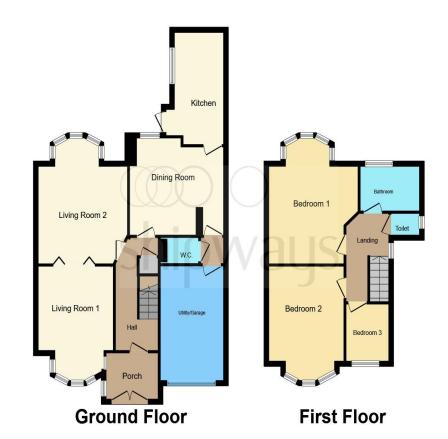
## welcome to

## **Quinton Road, Birmingham**

- Three bedroom detached property
- Sought after location in Harborne
- Spacious driveway
- Garage
- Three reception rooms

Tenure: Freehold EPC Rating: D

# £350,000



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

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## 0121 427 3264



harborne@shipways.co.uk



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



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