



**Quinton Road, Birmingham B17 0RB**

**welcome to**

## **Quinton Road, Birmingham**

\*\* B17 HARBORNE LOCATION \*\* THREE BEDROOM SEMI DETACHED PROPERTY \*\* DOWNSTAIRS OFFICE/FOURTH BEDROOM \*\* DOWNSTAIRS SHOWER ROOM \*\* LEAN TO/UTILITY \*\* SECURE REAR GARDEN \*\* DRIVEWAY \*\* WALKING DISTANCE TO THE QUEEN ELIZABETH HOSPITAL, BIRMINGHAM UNIVERSITY \*\* CLOSE TO HARBORNE VILLAGE \*\*

### **Agent Note**

This property is council tax band D.

### **Lounge**

14' 4" x 10' 3" ( 4.37m x 3.12m )

Double glazed front facing bay window, central heating radiator.

### **Reception Room 2/Dining Room**

12' 8" x 12' ( 3.86m x 3.66m )

Double glazed front facing window, central heating radiator.

### **Downstairs Shower Room**

Shower cubical, low level flush w/c, wash hand basin.

### **Kitchen**

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed rear facing window, central heating radiator, range of wall & base units, electric hob & oven, sink & drainer unit, dish washer.

### **Utility/Lean To**

11' 9" x 4' 3" ( 3.58m x 1.30m )

door to rear garden.

### **Bedroom 1**

15' 4" x 10' 10" ( 4.67m x 3.30m )

Double glazed front facing bay window, central heating radiator.

### **Bedroom 2**

11' 9" x 11' 5" ( 3.58m x 3.48m )

Double glazed rear facing window, central heating radiator.

### **Bedroom 3**

12' 7" x 8' 1" ( 3.84m x 2.46m )

Double glazed rear facing window, central heating

radiator.

### **Bathroom**

Double glazed front facing window, central heating radiator, shower cubical, low level flush w/c, wash hand basin.

### **Rear Garden**

Patio & lawned areas, garden shed.

### **Office**

10' 4" x 7' 5" ( 3.15m x 2.26m )

Was previously a garage. Double glazed front facing window, downstairs shower room next to office.







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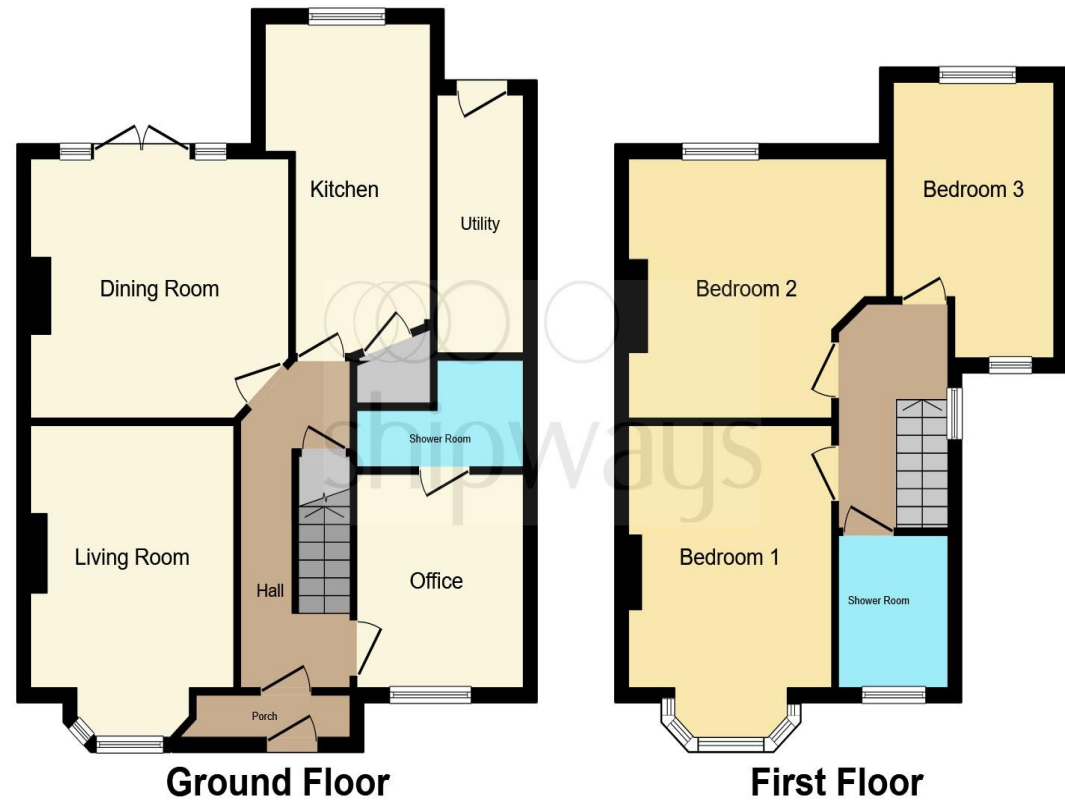
- Well-presented three bedroom semi-detached residence
- Front and rear reception rooms
- Fitted kitchen
- Lean to/ utility
- Four piece family bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£390,000**



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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Property Ref:  
HBN108952 - 0006

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