



Edenhall Road, Quinton Birmingham B32 1DA

welcome to

Edenhall Road, Quinton Birmingham

*** 3 BED SEMI-DETACHED *** DELIGHTFUL FAMILY HOME *** BEAUTIFULLY PRESENTED *** CLOSE TO LOCAL AMENITIES AND SCHOOLS *** TWO GENEROUS RECEPTION ROOMS *** MODERN FITTED KITCHEN *** UTILITY ROOM *** FRONT AND REAR GARDENS *** DRIVEWAY ***

Agent Note

This property is council tax band C.

Entrance Porch

Double glazed window to front & side, front door.

Entrance Hallway

Tiled floor with under-floor heating, understairs storage.

Downstairs Shower Room

Tiled walls, heated towel rail, low level flush w/c, wash hand basin with mixer tap, electric shower.

Lounge

15' into bay. x 12' (4.57m into bay. x 3.66m)
Double glazed bay window to front, central heating radiator, feature fireplace (not working).

Dining Room

17' x 11' (5.18m x 3.35m)
Double glazed sliding doors to rear, 2 central heating radiators, gas fireplace.

Kitchen

14' x 6' (4.27m x 1.83m)
Double glazed window to rear, range of wall & base units with worktops over, breakfast bar, electric hob & integrated oven with extractor hood over, sink & mini sink with drainer & mixer tap, tiled floor with under-floor heating.

Utility Room

13' x 6' (3.96m x 1.83m)
Double glazed frosted window to rear & door to rear garden, plumbing for utilities, central heating radiator, fitted worktops.

Landing

Double glazed window to side, loft access.

Bedroom 1

11' 1" x 11' (3.38m x 3.35m)
Double glazed window to rear, central heating radiator.

Bedroom 2

15' into bay. x 9' to wardrobe. (4.57m into bay. x 2.74m to wardrobe.)
Double glazed bay window to front, central heating radiator.

Bedroom 3

7' x 6' (2.13m x 1.83m)
Double glazed window to front, central heating radiator.

Bathroom

Double glazed frosted window to rear, tiled throughout, heated towel rail, electric shower, fitted wash hands basin with base units.

Separate W/C

Double glazed frosted window to side, w/c.

Front Garden

Lawned area, single driveway.

Rear Garden

Lawn, small patio, shrubs & trees, enclosed.

Garage

Converted into part shower room, The rest is used as storage.





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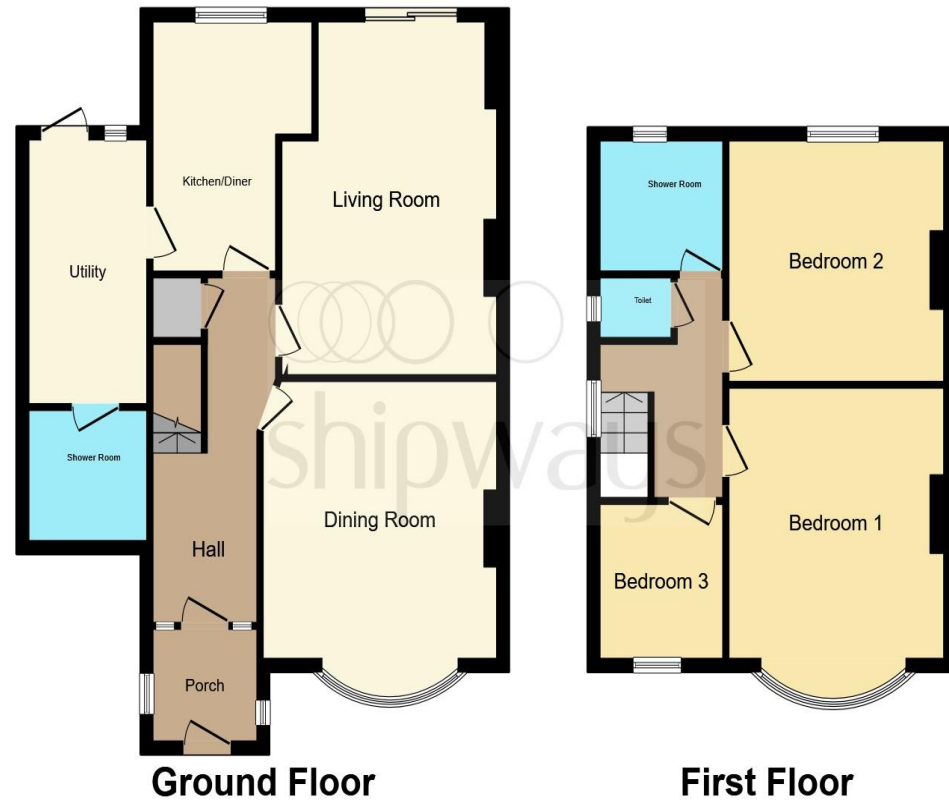
welcome to

Edenhall Road, Quinton Birmingham

- 3 bed semi-detached
- Delightful family home
- Close to local amenities and schools
- Generous reception rooms
- Modern kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£375,000



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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Property Ref:
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