



Quinton Road West, Quinton Birmingham B32 2RH

welcome to

Quinton Road West, Quinton Birmingham

*** WELL PRESENTED THREE BEDROOM HOME *** SOUGHT AFTER LOCATION *** WALKING DISTANCE TO LOCAL AMENITIES *** GENEROUS LIVING ROOM *** MODERN KITCHEN *** REAR GARDEN *** GARAGE EN BLOC *** DOUBLE DRIVEWAY ***

Agent Note

The Council Tax Band is B.

Entrance Hall

Central heating radiator

Lounge

22' plus bay window x 10' maximum (6.71m plus bay window x 3.05m maximum)

Double glazed bay window to front, double glazed sliding door to rear, electric fireplace, central heating radiator, generous living/dining space

Kitchen

11' plus recess x 6' 1" (3.35m plus recess x 1.85m)

Double glazed window to sunroom, range of wall and base units with worktops over, Worcester Bosch boiler, stainless steel sink and drainer, gas hob, integrated oven, plumbing for utilities and space for fridge/freezer

Landing

Loft access, double glazed frosted window to the side

Loft

Insulated

Bedroom One

13' into bay x 10' maximum (3.96m into bay x 3.05m maximum)

Double glazed bay window to front, radiator

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, radiator

Bedroom Three

8' x 7' (2.44m x 2.13m)

Double glazed window to rear, radiator

Bathroom

Double glazed frosted window to front, WC, radiator, rainfall shower over bath, sink with mixer tap, tiled walls

Lean To

Watertight roof, door access to additional storage room

Rear Garden

Patio and lawn, fully enclosed, low maintenance, mature trees and shrubs, garage en bloc

Garage En Bloc

For single car, accessed via shared back road, currently used for storage

Parking

Generous double driveway





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welcome to

Quinton Road West, Quinton Birmingham

- Well presented home
- Three bedrooms
- Double driveway
- Sought after location
- Garage en bloc

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

£269,500



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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