



Worlds End Lane, Quinton Birmingham B32 1JX

welcome to

Worlds End Lane, Quinton Birmingham

*** WELL PRESENTED THREE BEDROOM HOME *** SOUGHT AFTER QUINTON LOCATION *** TWO RECEPTION ROOMS *** WALKING DISTANCE TO LOCAL AMENITIES *** FRONT AND REAR GARDENS *** PERFECT FOR FIRST TIME BUYERS OR INVESTORS ***

Agent Note

This property is council tax band C.
The boiler was replaced in 2018 - had a 7-year guarantee. Runs out in 2026.

Entrance Porch

Double glazed door to front.

Entrance Hallway

Central heating radiator.

Lounge

13' x 10' (3.96m x 3.05m)
Double glazed window to front, central heating radiator, fireplace.

Dining Room

12' x 9' 1" (3.66m x 2.77m)
Double glazed window to rear, central heating radiator, fireplace.

Kitchen

13' x 5' (3.96m x 1.52m)
Double glazed window to front, central heating radiator, range of wall & base units with worktops over, stainless steel sink & drainer, plumbing for utilities, induction hob, extractor hood and integrated oven.

Landing

Double glazed window to side.

Bedroom 1

10' plus recess. x 9' 1" (3.05m plus recess. x 2.77m)
Double glazed windows to front, central heating radiator.

Bedroom 2

13' x 10' 1" (3.96m x 3.07m)
Double glazed window to rear, central heating radiator.

Bedroom 3

7' x 6' 1" (2.13m x 1.85m)
Double glazed window to front, central heating radiator.

Bathroom

Double glazed frosted window to rear, low level flush w/c, wash hand basin with mixer tap, bath with electric shower over, tiles to splash-prone areas.

Lean To - Ground Floor

To side - for storage, with front & back doors.

Front Garden

lawn & pathway to front, potential to convert to a driveway - subject to planning permission.

Rear Garden

Fully enclosed, paved pathway, patio & lawn.





check out more properties at shipways.co.uk



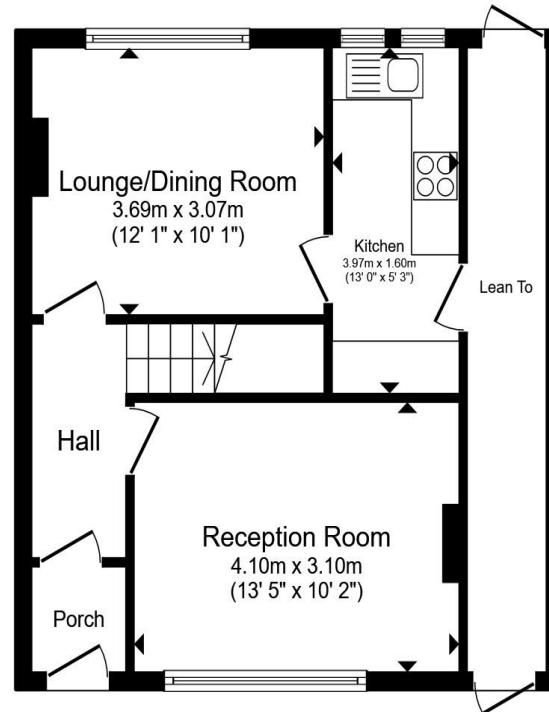
welcome to

Worlds End Lane, Quinton Birmingham

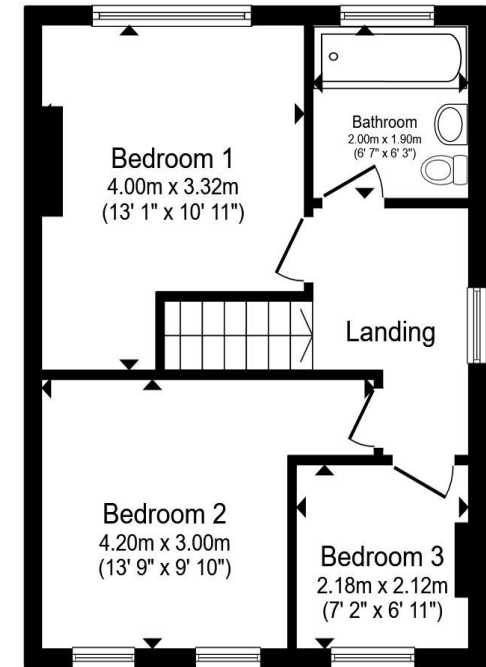
- SOUGHT AFTER QUINTON LOCATION
- THREE BEDROOM HOME
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- NEAR TO LOCAL AMENITIES AND SCHOOLS

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

offers over
£260,000



Ground Floor



First Floor

Total floor area 85.2 m² (917 sq.ft.) approx

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.propertybox.io



check out more properties at shipways.co.uk



Property Ref:
HBN112010 - 0002

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.

Not for marketing purposes INTERNAL USE ONLY



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk