



**melvyn
Danes**
ESTATE AGENTS

Quinton Close

Solihull

Asking Price £300,000

Description

A chain free three bedroomed semi detached property in a popular area of Solihull. With single garage, good sized private garden and off-road parking the property is the full package. Requiring a scheme of cosmetic works but benefiting from three reception rooms; particularly strong ground floor accommodation.

Quinton Close is off Gaydon Road, off Ventnor Road which leads indirectly off Old Lode Lane. The property close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where there is a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroomed semi detached property situated behind a large driveway allowing parking for numerous vehicles and fore garden leading to the front door. The accommodation offers flexible living and the potential too add value and comprises of, entrance porch, entrance hall, fitted kitchen, dining room, living room with fire place and doors onto the conservatory and further access into the large study and single garage. To the first floor we have three bedrooms with various fitted storage option and the family bathroom.

Having good sized private rear gardens with shed and greenhouse and bordered by shrubs and panelled fencing and large central lawn with mature planted beds.



Accommodation

Entrance Porch

Entrance Hall

Kitchen

6'5" x 9'6" (1.963 x 2.911)

Dining Room

6'8" x 17'6" (2.050 x 5.338)

Living Room

17'10" x 12'6" (5.461 x 3.821)

Study/3rd Reception

19'6" x 7'11" (5.949 x 2.424)

Garage

16'10" x 7'11" (5.143 x 2.424)

Conservatory

17'5" x 9'8" (5.328 x 2.964)

Bedroom One

14'2" x 9'10" (4.320 x 3.016)

Bedroom Two

9'10" x 11'2" (3.019 x 3.411)

Bedroom Three

10'0" x 6'11" (3.058 x 2.128)

Bathroom

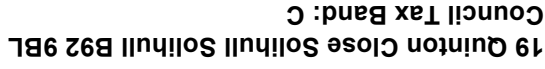
7'8" x 6'8" (2.350 x 2.033)

Private Rear Gardens

Off Road Parking



MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individual financial companies and put the effort to ensure that the companies are not involved in money laundering. We review this from time to time. To avoid the need to request detailed identified information from intending purchasers, we may use approved external services which we publicly available information on no companies and individuals. Any purchases where who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, we should those checks, for any reason, fail to adequately confirm identity, we may write to you to say that we provide evidence and we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing this sale.



contract.

