



Bloore King & Kavanagh

Sales & Lettings



28 Birch Lane
Quinton, B68 0NZ

Offers In The Region Of £349,950

Property Description

Extended four bedroom semi detached style property, situated in close proximity to convenient amenities and offering a short commute into Birmingham city Centre.

This very spacious property is briefly comprising of; entrance hall, front and rear reception rooms, fitted kitchen with separate breakfast/dining area, downstairs WC, stairs and landing, four bedrooms and house bathroom with shower over.

The property also benefits from off road parking, an integral garage and a beautiful, enclosed rear garden which has been well maintained to a very high standard. EPC D / CT - C.

Location

The centres of Oldbury, Harborne and Quinton are all close by with plenty of shops and amenities. Junction 3 of the M5 is only a short distance to the property giving access to the general motorway network. It is in Sandwell district.

Approach

Off road parking available for up to two cars, offering sufficient access to the garage and main front entry separately. A small garden is mainly laid to lawn surrounded by trees and small shrubbery.

Entrance Hall

4.09m x 1.97m (13'5" x 6'5")

Stairs leading to first floor accommodation with under stairs storage available. Doors leading to front and rear reception rooms and fitted kitchen.

Dining Room

4.35m x 3.32m wp (14'3" x 10'10" wp)

Maximum length into bay. Windows to front. Open fire installed.

Lounge

3.73m x 3.32m (12'2" x 10'10")

Access to rear via French patio doors. Electric fire installed with wood surround.

Breakfast/Dining Space

2.72m x 2.53m (8'11" x 8'3")

Window to rear. Recess available for tall freestanding fridge freezer. Under archway leading to.

Fitted Kitchen

2.98m x 2.56m (9'9" x 8'4")

Access available to rear. A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, double integral electric grill and oven, four ring gas hob with built in extractor over and plumbing for a washer installed. Window to rear.

Vestibule

1.06m x 0.91m (3'5" x 2'11")

Access to downstairs WC and garage.

Downstairs WC

1.52m x 0.80m (4'11" x 2'7")

Low level flush installed.

Garage

4.67m x 3.16m (15'3" x 10'4")

Up and over door to front. Electrics installed and housing combi boiler.

Landing

2.52m x 1.94m (8'3" x 6'4")

Doors leading to all upstairs rooms.



Bedroom One

7.65m x 3.14m wp (25'1" x 10'3" wp)

Windows to front and rear.

Bathroom

2.14m x 1.95m (7'0" x 6'4")

Loft access available. Three piece bathroom suite comprising of; low level flush, pedestal wash hand basin and bath with mixer shower attachment over. Window to front.

Bedroom Two

4.52m x 3.33m wp (14'9" x 10'11" wp)

Maximum length into bay. Windows to front.

Bedroom Three

3.71m x 3.33m wp (12'2" x 10'11" wp)

Window to rear.

Bedroom Four

2.72m x 2.52m (8'11" x 8'3")

Window to rear.

Rear of Property

Tiered enclosed garden with a small lawned area on the top tier, a dining patio area surrounded by plants and rockery and a pond on the lower tier and steps leading to a larger space mainly laid to lawn on the ground tier with an additional pond. Enclosed with beautiful shrubbery throughout.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

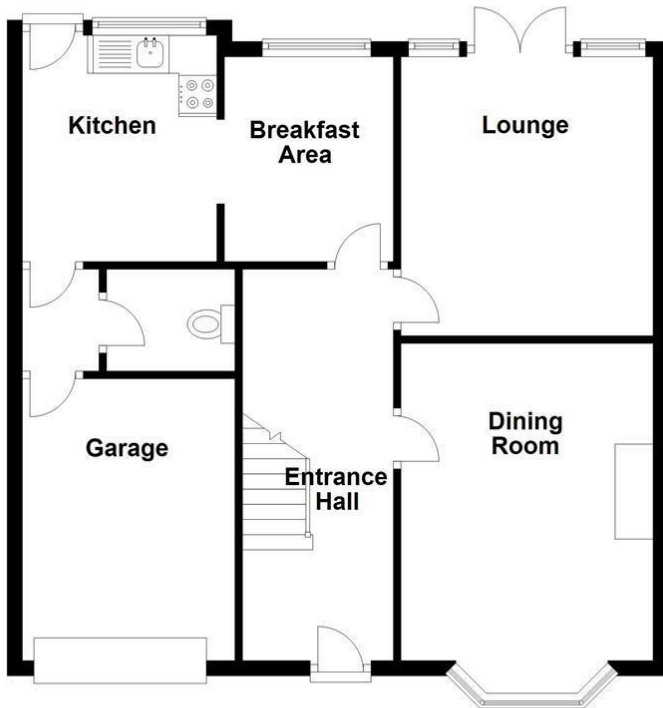
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price.

However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



First Floor



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