



**67 Wilmington Road**  
Quinton, B32 1DZ

**Asking Price £375,000**



A great opportunity to view this well presented THREE BEDROOM, semi-detached style property, offering beautiful characteristics throughout. In an ideal location, within walking distance to convenient amenities and Harborne High Street. Frequent transport links are also nearby, and the A456 Quinton Expressway is only a short commute away.

This lovely property benefits from gas central heating and double glazing throughout, and briefly comprises; porch, entrance hall, through lounge diner, conservatory, downstairs WC, good sized fitted breakfast kitchen, landing, three bedrooms and a family bathroom.

There is ample off-road parking to the front via a spacious block paved driveway and access is also available from the front through the integral garage and fitted breakfast kitchen to the rear of the property. The enclosed rear garden offers a smaller dining patio area with a well-maintained garden mainly laid to lawn with established borders. In the sunshine especially, this is really one not to miss!

A viewing is highly recommended to fully appreciate the beauty of this property. Call today to avoid any disappointment. EPC – D / CT Band – C

#### **Porch**

Door to front. Tiled flooring. Cupboards housing meters and door to:

#### **Entrance Hall**

Door to front. Stairs to first floor with understairs cupboard. Windows to front and alarm.

#### **Through Lounge Diner**

Bay window to front and patio doors to the conservatory. Gas fire with brick surround and coving.

#### **Fitted Breakfast Kitchen**

Window to rear and UPVC door to rear. Good range of eye and low level units incorporating: 1 1/2 bowl plastic sink and drainer, built in gas hob with extractor over and electric oven and grill. Plumbing for a washing machine and recesses for various appliances. Partly tiled walls and tile flooring. Access to garage.

#### **Downstairs WC**

Window to rear. Low level WC .

#### **Conservatory**

Window to front and side. Side access door.

#### **Landing**

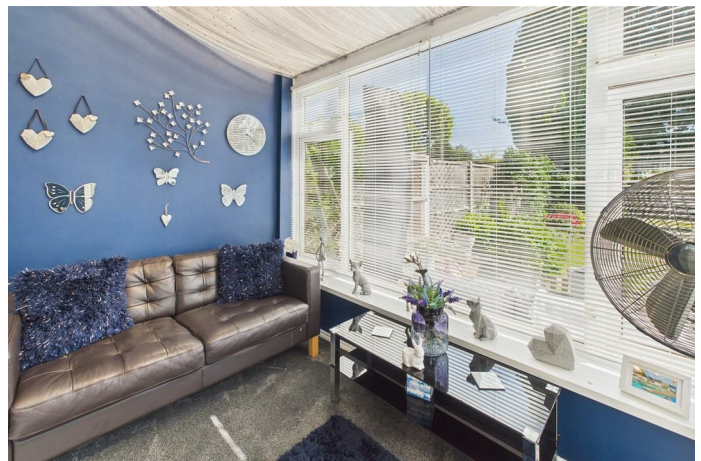
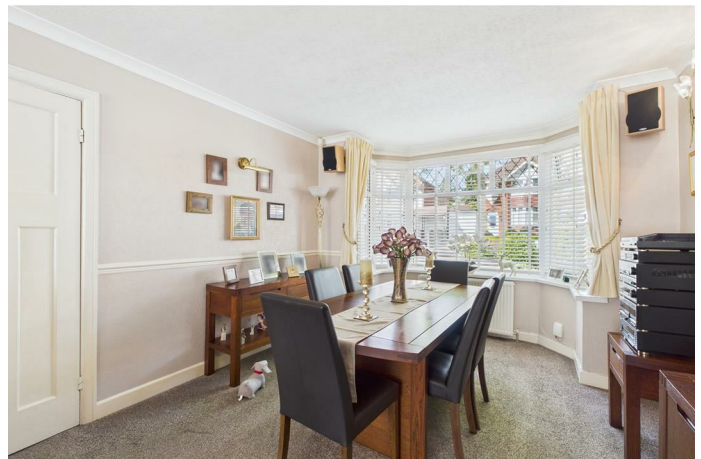
Window to side and loft access.

#### **Bedroom One**

Bay window to front and dado rail.

#### **Bedroom Two**

Window to rear, fitted wardrobe and dado rail.





### Bedroom Three

Window to rear.

### Bathroom

Window to front. Three piece suite comprising: Panelled bath with mains fed shower over, vanity unit wash hand basin and low level WC. Fully tiled walls and laminate flooring.

### Outside

FRONT: Block paved parking to front leading to the garage. Walled garden area.

REAR: Good sized enclosed garden laid to lawn with mature planting and patio area.

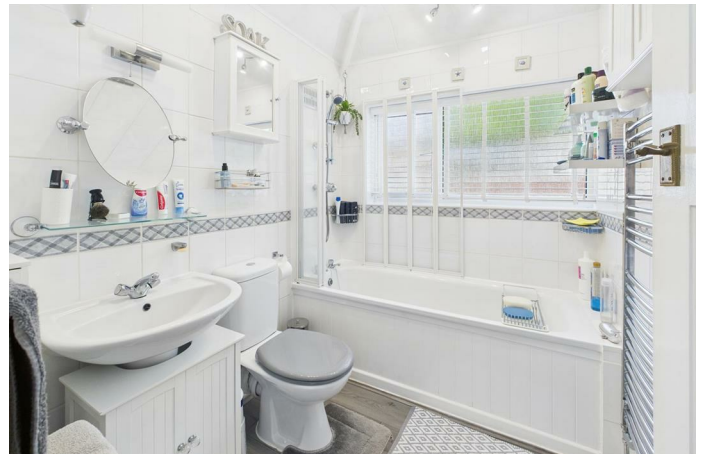
### Freehold

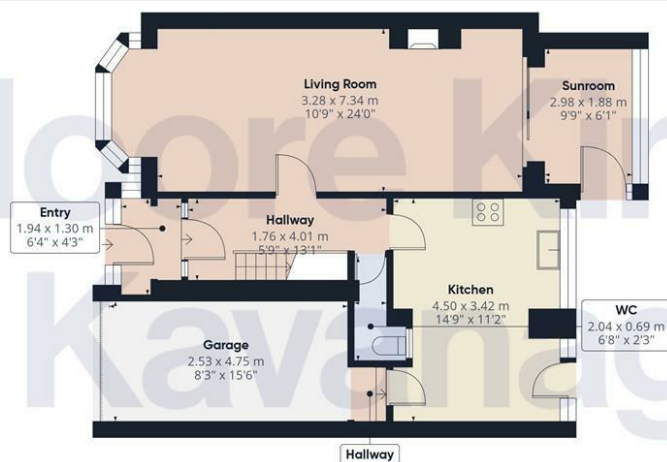
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### 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.





Approximate total area<sup>(1)</sup>

108.1 m<sup>2</sup>  
1164 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements