

Quinton Road West, Birmingham, B32 1QG

Offers Over £450,000

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A rare opportunity to acquire this substantial detached residence in a very convenient location.







Key Features

- Incredible traditional detached home with plenty of charm
- Extensive gardens that have been meticulously msintained
- Three double bedrooms
- Perfect for families & commuters being so accessible - only a 10 minute drive to the Queen Elizabeth Hospital
- Large loft space boarded & insulated

- Substantial sized plot
- Downstairs WC and separate utility area
- Huge scope to further improve and extend subject to planning
- Garage & off road parking for multiple vehicles

1ST FLOOR 541 sq.ft. (50.2 sq.m.) approx.

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UTUTY ROOM 228m x 138m KITCHEN 4.11m x 2.85m STORAGE GARAGE 1451m x 2.75m 4.55m x 2.32m UP RECEPTION ROOM 1654 x 1100 1654 x 3.34m RECEPTION ROOM 1277 x 1100 3.82m x 3.34m

GROUND FLOOR 801 sq.ft. (74.4 sq.m.) approx.

> BEDROOM 3 9'5" × 8'3" 2.88m × 2.68m BEDROOM 2 14'0" × 10'11" 4.28m × 3.34m DOWN ANDING BEDROOM 1 15'5" × 10'11" 4.71m × 3.34m 2.68m × 1.3960 0

TOTAL FLOOR AREA: 1342 sq.ft. (124.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of doors, windows, nooms and any other lemis are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicance shown have no been tested and no guarantee as to their operability or efficiency can be given.



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