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# Beverley Court Road, Quinton

Asking Price £395,000



A superbly presented and extended semi-detached family home situated within the highly desirable 'Golden Triangle' neighborhood of Quinton. The property provides fantastic contemporary living throughout whilst beautifully retaining its original character. Offering fantastic open-plan living at the rear of the property along with a garage and driveway.

The property provides gas central heating and double glazing throughout. Set back from the road via a block paved driveway for two cars. As you enter the property, the entrance porch has a secondary door leading into a welcoming hallway, with decorative tile flooring throughout and a wonderful stained glass front window, providing stairs to first floor and storage under. The front reception room provides spacious separate living space and is currently used as a children's play room, again with a beautiful feature leaded light bay window providing plenty of natural light. At the rear of the property is a stunning open-plan kitchen living dining area with herringbone flooring throughout, combining a re-fitted shaker style kitchen with a spacious living dining area. The living space connects directly with a beautiful dining area surrounded by windows overlooking the rear garden, with patio doors out providing access to the garden and skylights above. The kitchen comprises wall and base level units, with complimentary "Mirostone" work surfaces and matching up-stand. There is an integrated double oven and grill, a gas hob and extractor fan, and a separate integrated microwave and dishwasher with space for American Style freestanding fridge freezer. Off the kitchen is a side-passage providing access from the garage through to the rear garden, with a separate utility room providing plumbing and power for washing machine and tumble dryer and a downstairs WC.

The upstairs accommodation consists of three excellent sized bedrooms, including two large double rooms with bay windows and fitted wardrobes in both, complimented by a smaller third room currently used as a nursery. The property accommodation is completed with a partly-tiled luxury family bathroom suite with a separate WC.

To the rear of the property is a beautifully landscaped garden with good sized patio and lawn areas and mature borders throughout, complimented with a garden shed and a variety of mature plants bushes and trees throughout the garden.

The property also includes solar panels which generates income for the property owner on a six-monthly basis.

The property is set within this very sought-after neighborhood of Quinton on an attractive tree lined road. Situated in close proximity to a variety of local shops and amenities on Hagley Road and a Tesco superstore. The locality also provides convenient access and excellent transport links into Birmingham City Centre and Harborne, with excellent access to the local motorway network with access provided at Junction 3 of the M5.

## KEY FEATURES

- Beautifully Presented Semi-Detached Family Home
  - Sought-After Location within Quinton's Golden Triangle
    - Three Bedrooms
- Extended Open-Plan Kitchen Living at Rear
  - Double Driveway and Garage
    - Separate Utility
- Provides Convenient Access into Harborne and Birmingham City Centre
  - EPC Rating - D

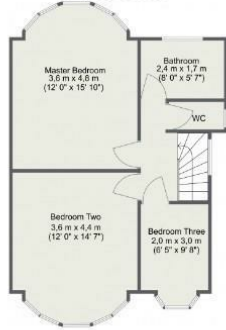




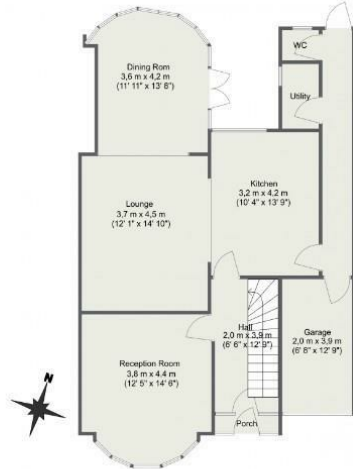




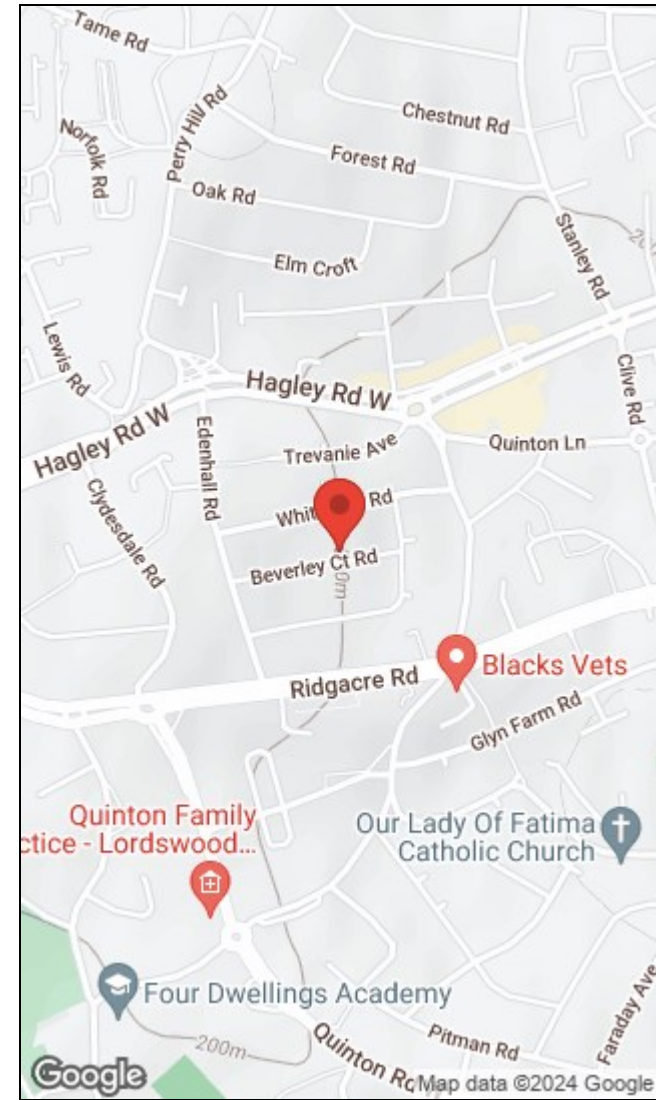
Beverley Court Road  
First Floor



Ground Floor



Total area approx: 141.1M2 / 1519Sq Ft  
For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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