



## Purbeck Croft, Quinton, Birmingham, B32 2NL

- Extremely Spacious End-Of-Terraced Property
- Four Double Bedrooms
- Two Reception Rooms Plus Additional Lobby
- Potential for Further Development Subject to Relevant PP Due to Size of Plot
- Quiet Cul-De-Sac Location on the Edge of Harborne
- Immaculate Front, Side and Rear Gardens
- Excellent Access Links to Harborne High Street and QE Medical Complex
- EPC - TBC

**£230,000**



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## DESCRIPTION

A superbly maintained and deceptively spacious four bedroom end-of-terrace property situated within immaculately maintained gardens in a quiet cul-de-sac location on the edge of Harborne. The property provides a larger plot that most, with extensive garden space to the side providing scope for potential further development subject to the relevant local planning permissions, or just wonderfully secluded outside space for family.

The property is set back well away from any roads via a pedestrianised walkway and grass verge. A beautiful decorative front fore-garden leads to the property entrance and it includes double glazing throughout, alongside a modern boiler and central heating system.

The centrally positioned entrance hallway provides stairs to the first floor, with access into spacious front and rear reception rooms which are currently used as living and dining rooms respectively but can be used to suit any individual needs. A large breakfast kitchen comprises wall and base level units with complimentary work surfaces and tiled splash-back, it includes 'Rangemaster' oven and other kitchen appliances and provides access to the rear garden. Additionally to the ground floor is a lobby area, perfect for storage and houses the central heating boiler and guest WC.

The upstairs accommodation provides four generously sized double bedrooms including three with fitted wardrobes, complimented by a fully tiled bathroom.

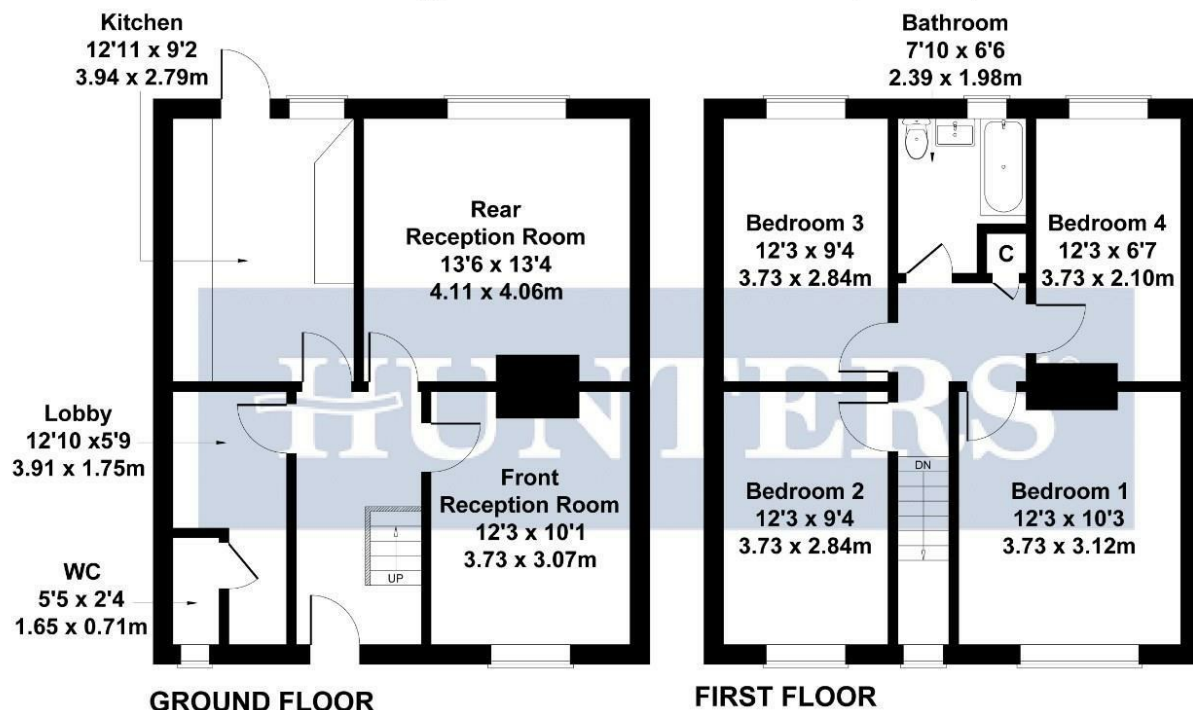
To the outside is a magnificent corner-plot garden, immaculately maintained at every corner. With patio area across the rear and gated access to a large lawn space to the side. It includes a centrally placed apple tree and outbuilding for storage, perfectly secluded by walled and fence boundary and a tall hedgerow.





# 38 Purbeck Croft

Approximate Gross Internal Area 1236 sq m - 115 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

## Viewings

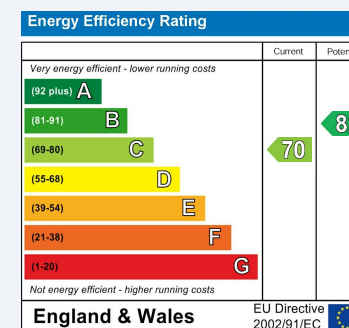
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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