



Stanley Avenue, Quinton, Birmingham, B32 2HA

- A Well Presented and Extended Semi-Detached Home
- Popular Location on the Quinton/Harborne Border
- Driveway Offering Off-Street Parking
- No Upward Chain
- Three Bedrooms
- Open Plan Living at the Rear
- Excellent Access to Harborne and Birmingham City Centre
- EPC Rating - C

£350,000

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A superbly presented and deceptively spacious three-bedroom property situated in this very popular residential area on the border of Harborne and Quinton. This historically extended semi-detached property is ideally positioned for convenient access to both Harborne Village and Birmingham City Centre and provides excellent open-plan family living at the rear that leads out to a well maintained rear garden, additionally benefiting from off street parking. Being sold with No Upward Chain.



The property includes double glazing and gas central heating. As you enter into the property there is a tiled floor that continues throughout the hallway and into the open plan living at the rear of the property, with access into a fully tiled downstairs shower room, comprising WC, vanity sink unit and shower cubicle. A generous front reception rooms has a large bay window, and the traditional rear reception room has been opened up to incorporate the extended kitchen area, creating an excellent open plan space for the kitchen itself with space for both living and dining room areas, with access leading out to the garden.

The first floor provides three well proportioned bedrooms including two large double rooms with bay windows all complimented by a fully tiled family bathroom, comprising WC, vanity sink unit and bath with separate shower. Externally to the front there is a block paved driveway providing ample off-street parking. To the rear is a superbly maintained rear garden, with a raised patio from the house providing steps down to the garden. With a second patio area and good sized lawn space, completed with a garden shed and fenced boundary.



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The property is perfectly positioned for the immediate access to Harborne Village, renowned for its award winning restaurants, stunning bars and a variety of shopping facilities including Marks and Spencer's and Waitrose. Birmingham City Centre is readily accessible via the Hagley Road with all the shopping, entertainment and

leisure facilities as well as transport links to other major cities. The immediate location also provides convenient access to local motorway links. Ideally located with excellent links to Harborne Village, Queen Elizabeth Hospital, Birmingham University, City Centre and the motorway networks.

Lounge
15' 2" x 10' 9" (into bay) (4.62m x 3.29m (into bay))

Dining Room
15' 1" x 10' 9" (into bay) (4.59m x 3.29m (into bay))

Fitted Kitchen
8' 8" x 5' 11" (2.64m x 1.81m)

Bedroom 1
15' 7" x 10' 9" (4.75m x 3.29m)

Bedroom 2

15' 8" x 9' 7" (4.76m x 2.92m)

Bedroom 3
8' 9" x 5' 10" (2.68m x 1.77m)



Total floor area 107.0 sq. m. (1,152 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewings

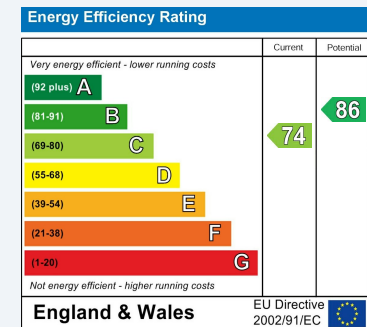
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.