

HUNTERS®

HERE TO GET *you* THERE



Conway Avenue

Quinton, Birmingham, B32 1DR

£375,000



- Immaculately Presented Semi-Detached Family Home
- Three Excellent Sized Bedrooms
- Driveway and Garage
- Provides Convenient Access into Harborne and Birmingham City Centre
- Sought-After Location within Quinton
- Extended Breakfast Kitchen and Refitted Modern Shower Room
- Immaculately Maintained Front and Rear Gardens
- EPC Rating - D

Tel: 0121 647 4233

Conway Avenue

Quinton, Birmingham, B32 1DR

£375,000



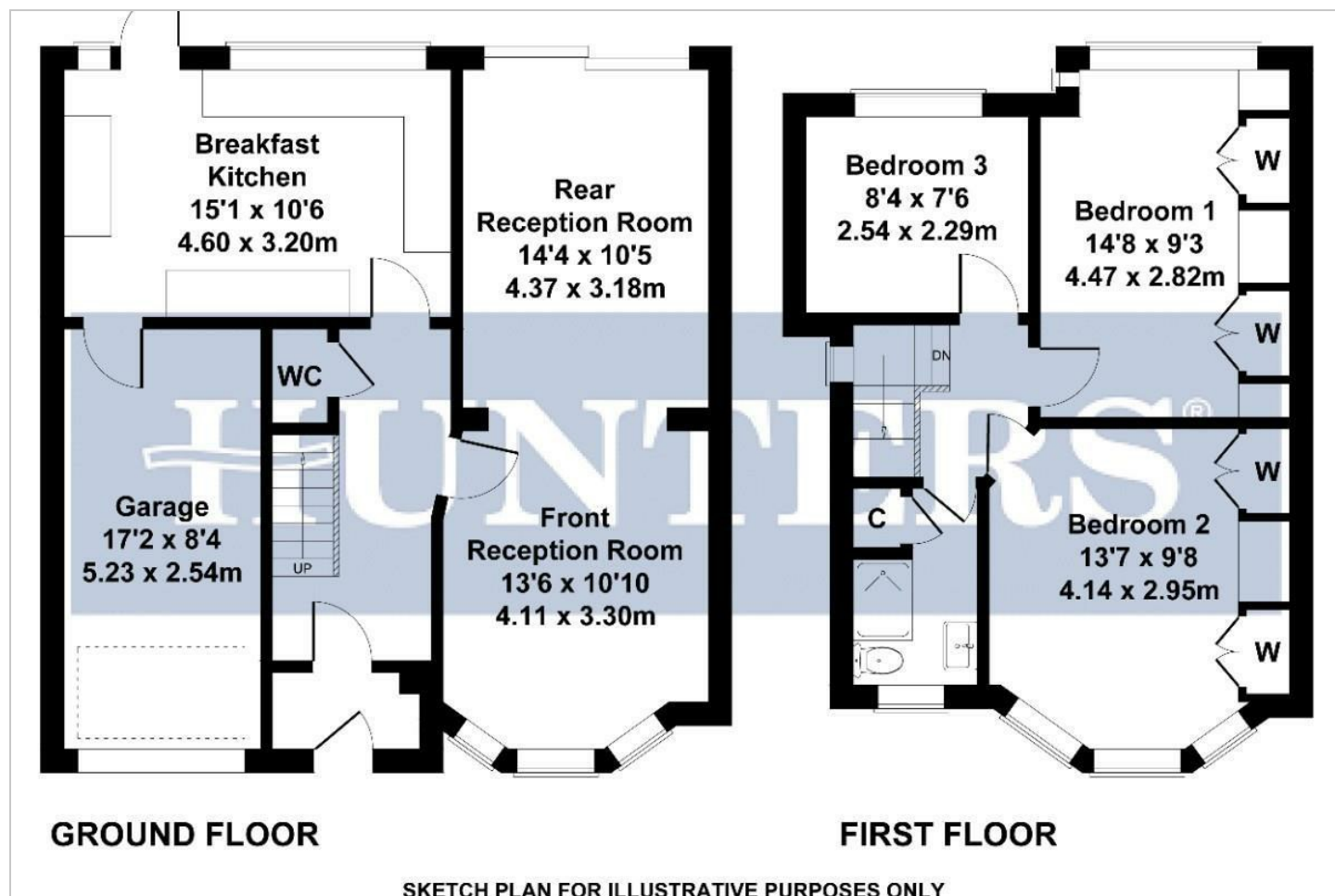
A superbly presented and extended semi-detached family home situated within the highly desirable neighbourhood and quiet cul-de-sac location within Quinton. The property sits in-between immaculately maintained front and rear gardens and provides fantastic contemporary internal living accommodation throughout, additionally benefiting from a garage and driveway.

The property provides gas central heating and double glazing throughout. Set back from the road via a driveway for one car and a beautiful front foregarden. As you enter the property, the entrance porch has a secondary door leading into a welcoming hallway, providing stairs to the first floor and a useful partly tiled guest cloakroom under. A spacious through reception room stretches the length of the property, providing both living and dining room areas with plenty of natural light and sliding patio doors out to the rear garden. There is an equally spacious and extended breakfast kitchen accommodating the rear of the property, offering space for a small table and chairs and providing a large kitchen which includes an array of wall and base level units, complimentary oak effect work surfaces with tiled splash-back. There is an integrated double oven and grill, with separate gas hob and extractor fan, and a separate integrated fridge with space for washing machine. The kitchen also provides access to the rear garden and integral access to the garage, with folding doors, additional work surface space and room for additional kitchen appliances if necessary. 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. The property is completed with a fully-tiled luxury shower-room complete with WC, large vanity sink unit and a walk-in shower cubicle with rain-head shower.

Outside to the rear of the property is an immaculately maintained landscaped garden with luxury decking area stretching across the entire width of the property and leading to a good sized central lawn area. The lawn is surrounded by beautifully manicured borders throughout, complimented with a garden shed and a summerhouse, with evergreens across the back providing additional privacy and giving the garden a very secluded feel.

The property is set within this very sought-after neighbourhood of Quinton on an attractive tree lined cul-de-sac. 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.

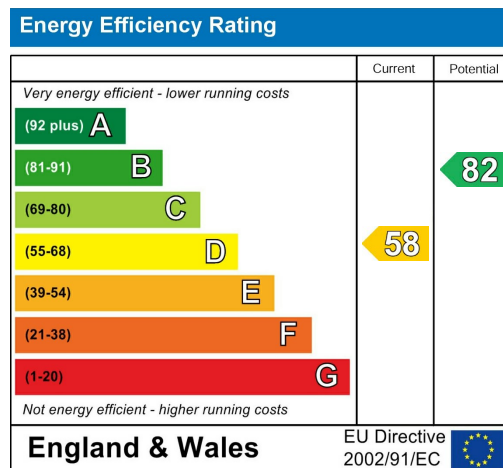
Floorplan







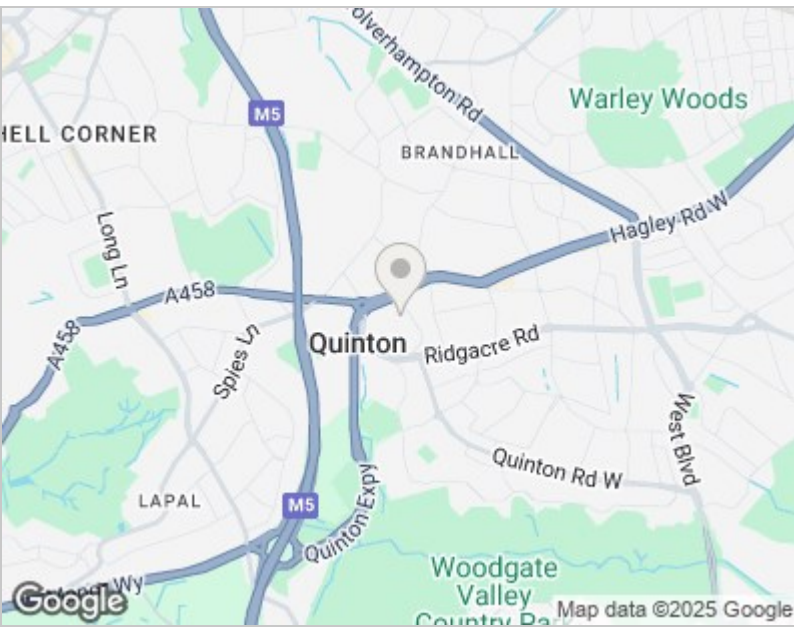
Energy Efficiency Graph



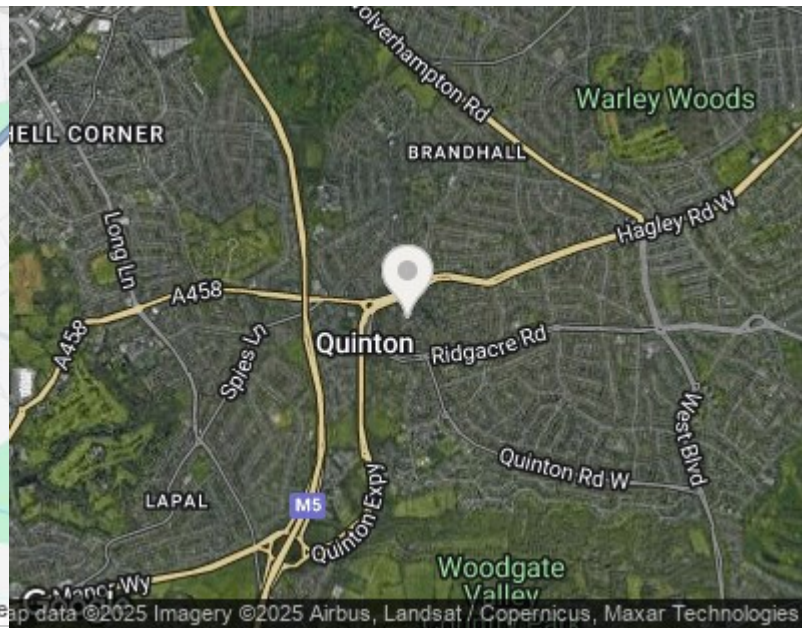
Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

110 Station Road, Harborne, Birmingham, B17 9LS
Tel: 0121 647 4233 Email: harborne@hunters.com
<https://www.hunters.com>

