



## Sommerfield Road

Quinton, Birmingham, B32 3RH

Offers In The Region Of £225,000

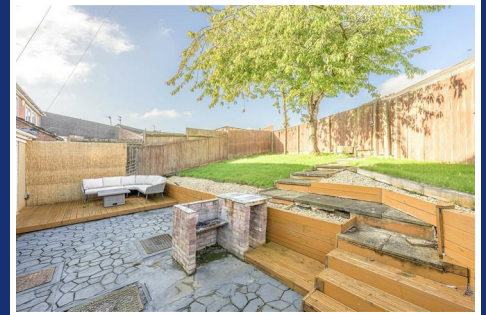


- Deceptively Spacious and Superbly Presented End of Terrace Property
- Fantastic Location Offering Excellent Access to Local Amenities
- Potential For Further Extension Subject to the Relevant Planning Permissions
- Providing Convenient Access to Harborne, Halesowen and the City Centre
- Two Generous Double Bedrooms
- Garage and Driveway for Two Cars
- Wrap-Around Rear Garden
- EPC Rating - D

# Sommerfield Road

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## Offers In The Region Of £225,000



An immaculately presented and deceptively spacious end-of-terrace property situated in this quiet and popular residential neighborhood. The two double bedroom home is positioned on an excellent corner plot providing potential for further extension subject to relevant planning permissions and provides a large wrap-around rear garden, garage and driveway.

The property is set back away from the road with a driveway providing space for three cars and includes gas central heating and double glazing. A useful entrance porch has a secondary glazed door into the entrance hallway, providing staircase to first floor and access to a ground floor WC. A light and spacious reception room includes dual aspect, window to the front elevation and sliding patio doors out to the rear garden. An immaculate and equally large open-plan kitchen dining room also provides access to the rear garden with ample space for a dining table and chairs, with the newly refitted kitchen comprising wall and base level units with complimentary work surfaces and tiled splash-back, integrated oven and gas hob with extractor unit, integrated dishwasher and space for a freestanding fridge freezer.

The upstairs accommodation provides two generous double bedrooms, perfectly complimented by a partly tiled refitted bathroom suite, comprising WC, vanity sink unit and bath with separate shower.

The large garage to the side of the property provides excellent storage and includes a utility area with additional sink unit, and space and plumbing for a washing machine and tumble dryer. It also houses the central heating boiler.

A south-westerly facing rear garden wraps around the property including a lovely patio and decking area, with steps up to lawn spaces with a rear gated access and fenced boundary.

The property is positioned right in the heart of this popular residential neighborhood in the Quinton/Bartley Green area, just on the border of Harborne. The property boasts nearby local amenities and supermarkets, along with fantastic access and local transport links to Queen Elizabeth Medical Complex, Harborne High Street and Birmingham City Centre.

## Floorplan



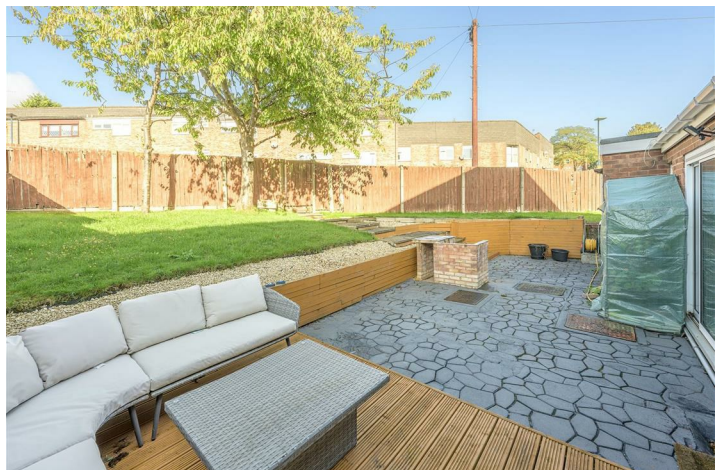
Ground Floor



First Floor

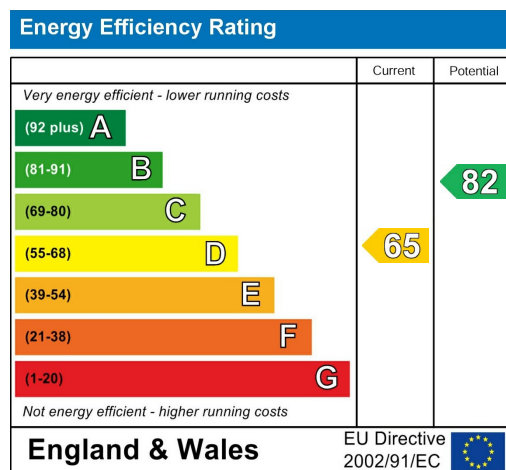
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







## Energy Efficiency Graph



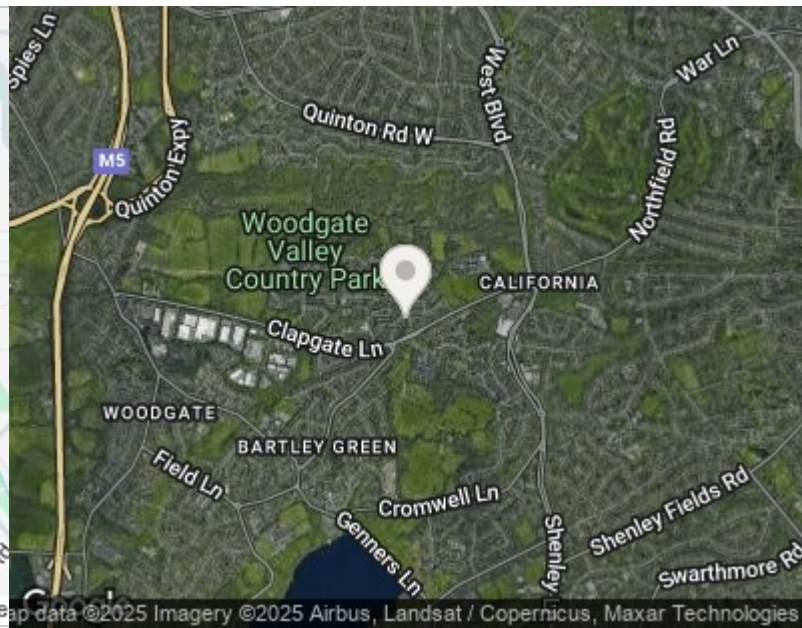
## Viewing

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.

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