Grove.

FIND YOUR HOME

16 The Green, Quinton, Birmingham B32 1BF

Offers In The Region Of £375,000

Home with a view

On The Green, Quinton, Birmingham, this modern detached bungalow offers an excellent opportunity for anyone looking to settle in a peaceful and private setting within a friendly community, with the added benefit of a garage. Situated in a quiet neighbourhood, The Green offers a tranquil setting while remaining close to local amenities, including Asda within walking distance, schools and transport links to Birmingham and beyond.

The property is approached via a private driveway shared with just a few other properties. The driveway is block paved, with access to the property via the stone chipped frontage and pathway, as well as an electric garage door providing access to the garage opposite the property. Inside, there is an entrance porch, a lounge at the heart of the home with access to the kitchen and inner hall. The bedrooms and bathroom are positioned off the hall, separating the living and entertaining areas from the sleeping accommodation. The master bedroom benefits from an en-suite shower room. To the rear of the property, the conservatory overlooks the beautifully landscaped garden.

Whether you are looking to downsize or seeking your first home, this property presents a wonderful opportunity and is not to be missed. Come and experience the charm and appeal of this lovely bungalow for yourself. JH 21/09/2026 EPC-B

Grove loves...









Approach
Via a shared tarmacadam area, private block paved driveway, access into the detached garage, slabbed path to double glazed frosted front door into entrance hall.

Entrance hall
Double glazed obscured window to front, door into the lounge.

Lounge
Double glazed window into the front, gas underfloor heating, coving to ceiling, window into the dining area and doors into the inner hall and kitchen.

Kitchen 7'10" x 13'1" (2.4 x 4.0)
Double glazed obscured window to the side, double glazed window to front, under floor gas heating, high gloss wall and base units with square top surface over, splashbacks, integrated fridge freezer, washer dryer and dishwasher, one and a half bowl sink with mixer tap and drainer, integrated oven, microwave and induction hob, extractor, central heating boiler.

Inner hall
Doors into the dining room, two bedrooms and bathroom.

Dining room 8'6" x 9'2" (2.6 x 2.8)
Double glazed window to side, loft access and under floor heating.

Bedroom two 11'5" x 9'2" (3.5 x 2.8)
Double glazed window to rear, under floor heating.

Bedroom one 11'5" x 10'9" (3.5 x 3.3)
Double glazed French doors to conservatory, coving to ceiling, fitted wardrobes, panelling, door to en-suite shower room, under floor heating.

En-suite
Double glazed skylight, vertical central heating towel rail, vanity style wash hand basin with mixer tap and low level flush w.c. and shower.

Bathroom
Double glazed skylight, vertical central heating towel rail, vanity set including low level flush w.c., wash hand basin with mixer tap and bath with shower over.

Conservatory
Double glazed windows to surround, double glazed sliding door to side.

Garden
Slabbed patio area, stone chipping area with stepping stones through artificial grass and raised sleeper beds with a variety of shrubs.

Garage 8'6" x 17'4" (2.6 x 5.3)
Up and over garage door and power.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is D.

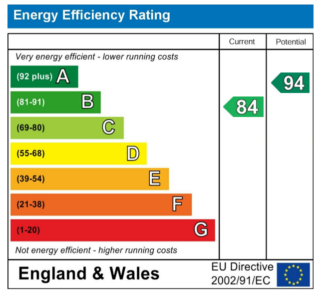
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

GROUND FLOOR



VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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