



**Gorsy Road, Quinton Birmingham B32 2SJ**

**welcome to**

## **Gorsy Road, Quinton Birmingham**

\*\*\*EXTENDED THREE-BEDROOM SEMI DETACHED HOME\*\*\*DOUBLE DRIVEWAY TO FRONT\*\*\*LARGE DOUBLE GARAGE TO REAR\*\*\*TWO RECEPTION ROOMS\*\*\*MODERN FITTED KITCHEN WITH LEAN TO\*\*\*PRIVATE ENCLOSED REAR GARDEN\*\*\*CONVENIENT LOCATION IN QUINTON\*\*\*

### **Agent Note**

This property is council tax band C.

### **Entrance Porch**

Enter through front door into entrance hallway.

### **Entrance Hallway**

Stairs to first floor, storage cupboards, central heating radiator with radiator cover over, doors to lounge, lounge/dining room, & kitchen, laminate flooring.

### **Lounge**

13' 11" into bay. x 10' 4" ( 4.24m into bay. x 3.15m )  
Double glazed bay window to front, central heating radiator, laminate flooring, ceiling light connection.

### **Lounge/Dining Room**

20' 8" x 10' 4" ( 6.30m x 3.15m )  
Double glazed double sliding door to rear (extended), central heating radiator, laminate flooring, ceiling light connection.

### **Kitchen**

16' 6" x 6' 1" ( 5.03m x 1.85m )  
Double glazed window to rear, central heating radiator, tiled flooring and to splash-prone areas, ceiling light connection, large mirror on one wall, range of wall & base units with worktops over, plumbing for washing machine, integrated oven, hob & extractor, under stairs storage, access to side & lean to..

### **Landing**

Doors to all three bedrooms and family bathroom

### **Bedroom 1**

13' 10" into bay. x 8' 8" ( 4.22m into bay. x 2.64m )  
Double glazed bay window to front, central heating radiator, carpet, ceiling light connection, built in mirrored wardrobes.

### **Bedroom 2**

14' 5" into bay. x 8' 5" ( 4.39m into bay. x 2.57m )  
Double glazed bay window to rear, central heating radiator, carpet, ceiling light connection, built in mirrored wardrobes.

### **Bedroom 3**

7' 1" x 6' ( 2.16m x 1.83m )  
Double glazed bay window to front, central heating radiator, carpet, ceiling light connection.

### **Bathroom**

8' 6" x 5' 7" ( 2.59m x 1.70m )  
Double glazed frosted window, central heating radiator with towel rail above, fully tiled floor to ceiling, ceiling light connection, bath with hot & cold taps and shower over with glass screen, low level flush w/c, bidet, wash hand basin with mixer tap, storage beneath and mirrored cabinet above.

### **Front Garden**

Fully tarmaced driveway, fencing on both sides of garden.

### **Rear Garden**

Fully paved and gravel, low maintenance, fencing surrounds for privacy, brick built garage at rear which is accessible via the doors at the rear of the garden.

### **Parking**

Dropped kerb & driveway for two cars, plus garage at rear of property.



## Garage

21' x 18' 8" ( 6.40m x 5.69m )

Double garage to rear - accessible via garden.



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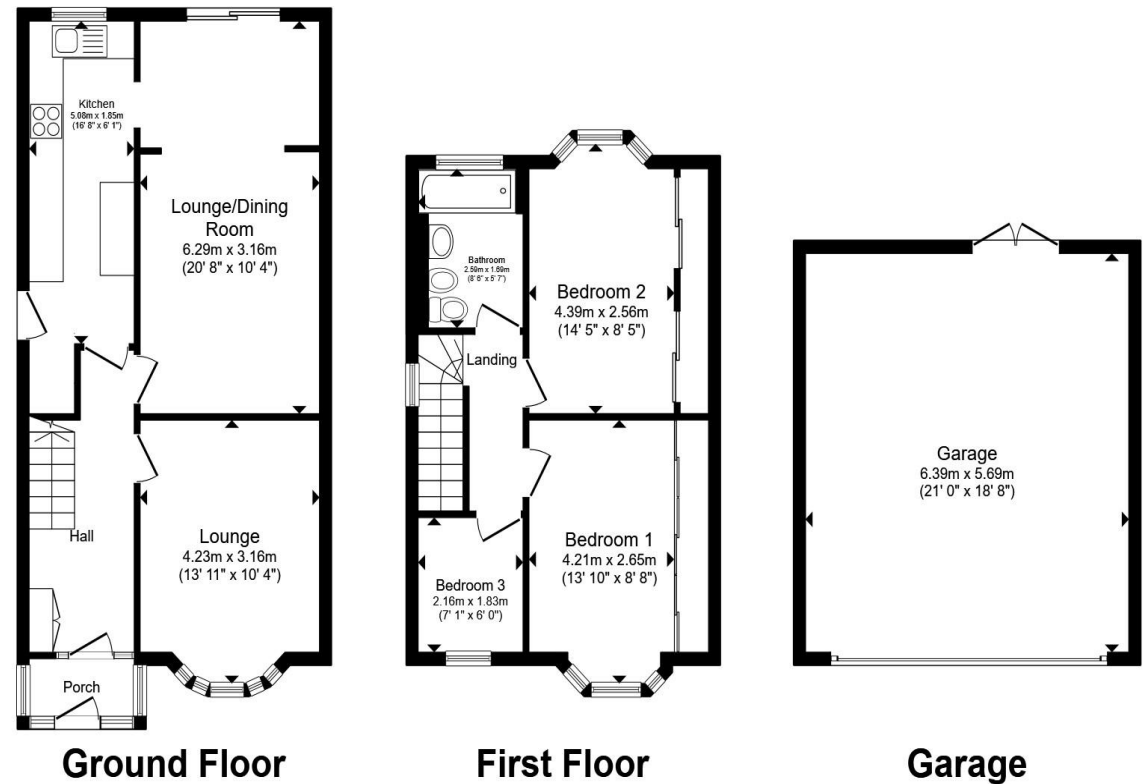
welcome to

## Gorsy Road, Quinton Birmingham

- Three Bedroom Extended Family Home
- Two Reception Rooms
- Driveway and Double Garage
- Near to Amenities, Schools and Transport Links
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers in the region of  
**£295,000**



Total floor area 131.4 m<sup>2</sup> (1,415 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



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