



**Connells**

Tarrant Grove  
Quinton



## Property Description

This charming one-bedroom ground-floor apartment, situated in the desirable location of Quinton, offers a perfect blend of comfort and practicality. The spacious bedroom is well-proportioned, featuring a ceiling light point and a double-glazed window to the side elevation, allowing for plenty of natural light and a peaceful atmosphere.

The lounge area is equally generous, offering ample space for both relaxation and entertaining. With a ceiling light point and a window to the front elevation, this room enjoys a bright and airy feel, making it the ideal space for unwinding or hosting guests.

The kitchen is well-sized and equipped with an integrated oven and stove, offering plenty of room for storage and meal preparation. It also provides space for a fridge/freezer, washing machine, and dryer, catering to all your practical needs and making it a versatile space for cooking and laundry.

The family bathroom is a good size, featuring a panelled bath with a shower overhead, a low flush WC, and a hand basin. The bathroom is functional and designed with convenience in mind.

This apartment offers a fantastic opportunity for comfortable living in a sought-after location, with spacious rooms, practical amenities, and a homely feel throughout.

## Entrance Hallway

Ceiling light point, doors off.

## Lounge

15' x 10' 3" ( 4.57m x 3.12m )

Two ceiling light points, window to front elevation.

## Kitchen

11' 7" x 8' 11" ( 3.53m x 2.72m )

Space for cooker, space for fridge/freezer, space for washing machine and dryer, ceiling light point, window to rear elevation part tiled.

## Bedroom

11' 11" x 10' 1" ( 3.63m x 3.07m )

Double room, ceiling light point, window to side elevation.

## Bathroom

Panelled bath with shower overhead, low flush w.c and hand wash basin, part tiled, frosted double glazed window.

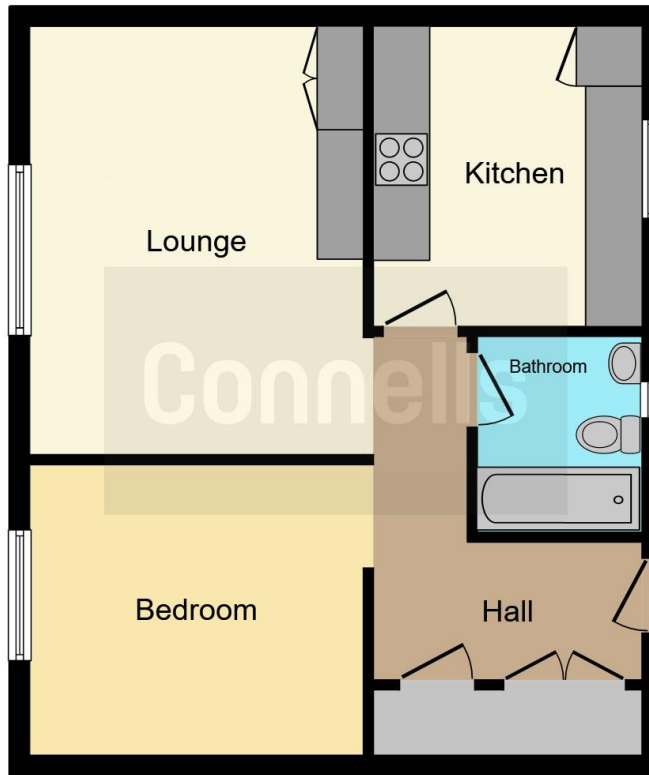
## Agents Note

Please note this property is non-standard construction, for further information please call our office on 0121 426 2800.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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158 High Street Harborne  
BIRMINGHAM B17 9QE

EPC Rating: D Council Tax  
Band: A

Service Charge: 338.32 Ground Rent:  
10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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