



**Connells**

Hernehurst  
Quinton





## Property Description

A delightful 2-bedroom home set on Hernehurst, offering a fantastic garden plot ideal for families, first-time buyers or those looking to add an extension or outdoor space to their lifestyle. The property benefits from a large front garden, a welcoming entrance and a well-configured internal layout that maximises both living and outdoor space.

Inside, you are welcomed into a comfortable living room which leads through to a practical kitchen/dining area. The accommodation is completed by two well-proportioned bedrooms and a family bathroom to the first floor.

One of the standout features of this property is the generous gardens to both the front and rear, providing plenty of outdoor space for leisure, play, gardening and entertaining. The rear garden in particular offers privacy and scope to extend or create a truly outdoor living area.

Located in the popular B32 postcode, the home is well placed for local shops, schools and transport links into Birmingham city centre and surrounding areas. With its combination of inside and outdoor space, this property provides an excellent opportunity for buyers seeking a home with either a long garden or scope to enhance and personalise the outdoor areas.

## Approach

Set back behind spacious front garden, pathway leading to main access

## Hallway

panelled radiator, ceiling light point, open under staircase, cupboard off stairs

## Lounge

feature fireplace, windows to front, windows and door to rear, panelled radiators, ceiling light points

## Kitchen

matching wall and base units, window to rear, built in electric appliances, part tiled, ceiling light point, electrical points, door to side

## Landing

ceiling light point, electrical point, storage cupboards, loft access

## Bedroom One

panelled radiator, storage cupboard, ceiling light point, windows to front, electrical points

## Bedroom Two

panelled radiator, window to rear, storage cupboard, electrical point, ceiling light point

## Bathroom

Hand wash basin, panelled radiator, window to rear, full size bathtub and shower, part tiled, ceiling light point

## W.C.

Low flush WC, window to rear, panelled radiator, ceiling light point, part tiled



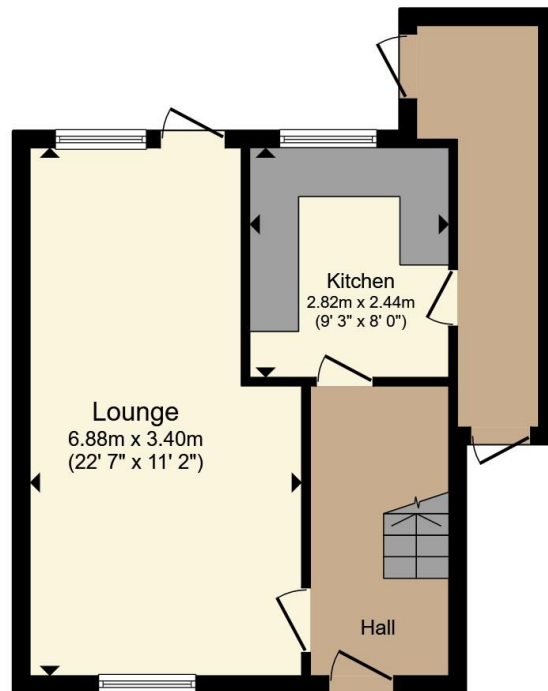












**Ground Floor**



**First Floor**

Total floor area 75.4 m<sup>2</sup> (811 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)

**Connells**

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
BIRMINGHAM B17 9QE

EPC Rating: Awaited  
Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310609](http://connells.co.uk/Property/HBO310609)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO310609 - 0002