



Connells

Mayswood Grove
Quinton



Property Description

Situated in a convenient and well-established residential area of Quinton, this well-presented three-bedroom property offers comfortable living accommodation with excellent outdoor space. Set behind a private driveway, this home is ideal for families, professionals, or investors looking for a versatile and well-located property.

The ground floor features a spacious living room, providing plenty of room for both relaxing and entertaining. The kitchen is well-appointed with built-in appliances, offering a functional space for cooking and everyday living.

To the rear, you'll find a generously sized garden, perfect for family activities, gardening, or outdoor dining. At the far end of the garden sits an insulated garage used as a craft room. And parking. Conveniently accessed via a gated private road-a rare and valuable feature.

Ideally located close to local shops, schools, public transport links, and with easy access to Birmingham city centre, QE hospital and Birmingham University. Convenient access to the motorway network via the M5. This property offers excellent value and lifestyle convenience

Approach

Set in a quiet cul-de-sac location, back behind a driveway to front, enclosed porch, side access to lean to and outside tap.

Porch

Double glazed porch with door onto hallway, power sockets and welcoming light.

Entrance Hallway

Panelled radiator, ceiling light point, stairs and doors off leading to:-

Living Room

26' max x 10' 9" max (7.92m max x 3.28m max)

Panelled radiator, two ceiling light points, feature fireplace with gas fire, cable internet /TV point, bay window to the front, patio door to conservatory.

Kitchen

11' 8" x 7' 1" (3.56m x 2.16m)

Fitted double electric oven, gas hob, dishwasher, plinth heater and power point for refrigerator, ceiling light point & additional under counter lighting.

Lean To

Doors to front and rear, plumbing for washing machine, 2 ceiling light points, houses gas central heating boiler & power points.

Conservatory

Spotlights, laminated flooring, power point, patio door leading to rear garden, benefiting from a Warmer Roof.

Landing

Ceiling light point, loft access with fitted ladder to partially boarded roof, window to side.

Bedroom One

13' 6" max x 10' 4" max (4.11m max x 3.15m max)

Panelled radiator, wall lights, bay window to the front, fitted wardrobes with sliding doors.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m)

Ceiling light point, panelled radiator, ceiling height 3 door wardrobe, window to the rear.

Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

Panelled radiator, ceiling light point, window to rear.

Bathroom

Panelled bath with electric shower over, hand wash basin, low flush w.c, heated towel rail, window to front, vinyl flooring.

Rear Garden

Part patio, outside tap, greenhouse, lawn area, mature borders and shrubbery, rear access for vehicle, hard standing and garage with electric power, timber fence surround.









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

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310623



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO310623 - 0003