



Connells

Simmons Drive
Quinton



Property Description

A family home situated in the popular area of Quinton, offering accommodation briefly comprising three bedrooms and a first floor family bathroom, along with a convenient ground floor W.C. The ground floor further benefits from a comfortable lounge and a fitted dining kitchen, providing practical and versatile living space ideally suited to modern family life. The property is well located for local amenities, schools and transport links. Viewing is highly recommended.

Approach

Set back behind a driveway.

Porch

Enclosed porch with door leading to;

Entrance Hallway

Ceiling light point, panelled radiator, understairs storage area, laminated flooring.

Guest Cloakroom

Low flush w.c, hand wash basin.

Lounge

Two ceiling light points, window to front, tv point.

Kitchen

Matching wall and base units, sink with drainer and mixer tap, integrated oven and hob, extractor, space for washing machine, dish washer, fridge/freezer, ceiling spotlights, window and door to rear garden, space for dining table.

Landing

Bedroom One

Ceiling light point, window to rear.

Bedroom Two

Ceiling light point, panelled radiator, window to front.

Bedroom Three

Ceiling light point, window to rear.

Bathroom

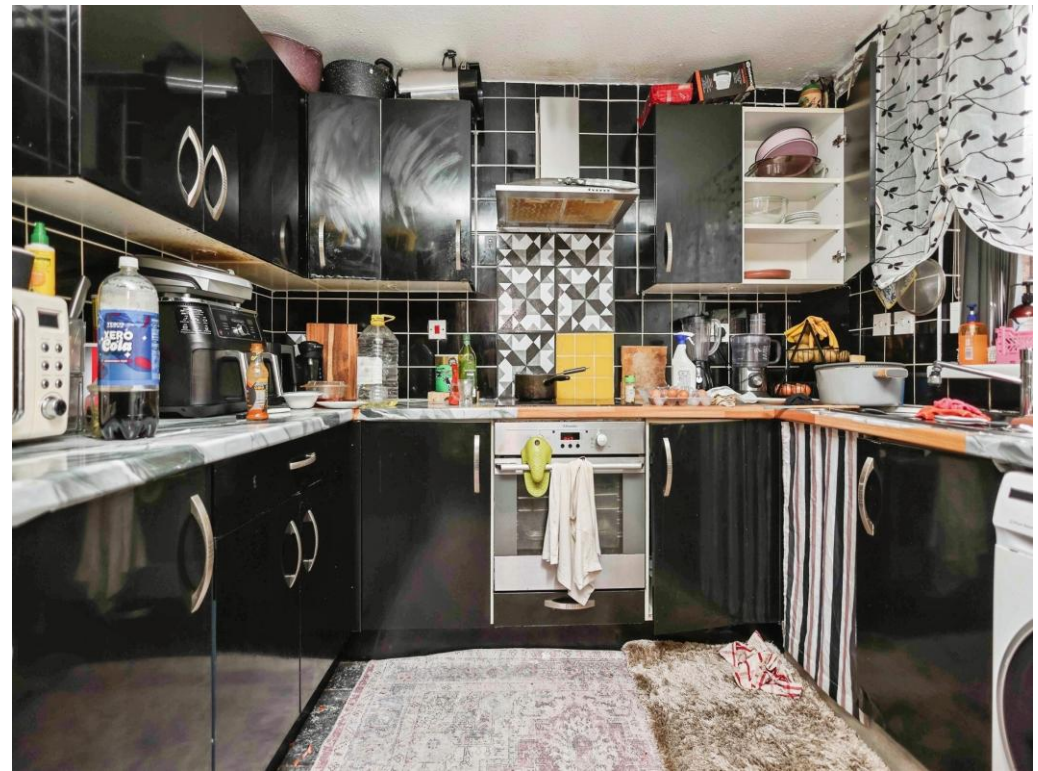
Panelled bath with shower over, hand wash basin, low flush w.c, ceiling light point, panelled radiator, window to front, part tiled.

Rear Garden

Paved patio area, timber fence surround.

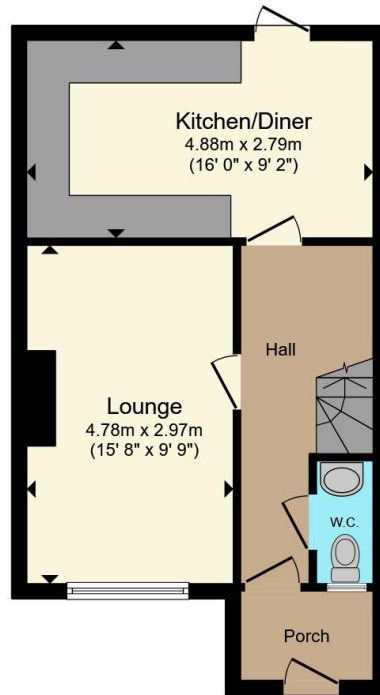
Agents Note

Please note that this property is of non-standard construction, for further details please contact the office.

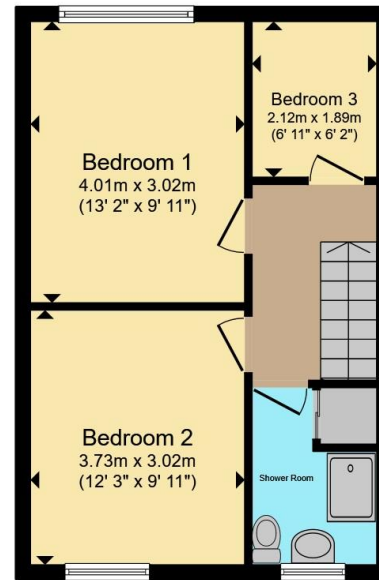








Ground Floor



First Floor

Total floor area 77.4 m² (833 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



To view this property please contact Connells on

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158 High Street Harborne
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310403



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Property Ref: HBO310403 - 0006