



**Edenhall Road, Quinton Birmingham B32 1DD**

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## Edenall Road, Quinton Birmingham

\*\*\*FOUR BEDROOM LINK DETACHED HOME\*\*\* SOUGHT AFTER ROAD IN QUINTON\*\*\*EXTENDED KITCHEN TO THE REAR\*\*\*CONSERVATORY AND UTILITY ROOM\*\*\*DOWNSTAIRS SHOWER ROOM\*\*\*DRIVEWAY AND GARAGE\*\*\*GARDEN ROOM\*\*\*

### Agent Note

The Council Tax Band is D.

### Entrance Porch

Access to through front door into entrance hall, stained glass feature window on either side of the front door.

### Entrance Hallway

Stairs to first floor, storage cupboard, door to living room and kitchen/dining room.

### Lounge

14' 5" x 13' 1" ( 4.39m x 3.99m )

Double glazed bay window with stained glass feature, central heating radiator, carpet, ceiling light point, fire surround.

### Dining Room

Open plan with kitchen, brick-built fireplace with inset log burner, feature stained glass window in the wall, laminate flooring, shelving, ceiling light point, wooden beam to ceiling.

### Kitchen

19' 8" x 18' 1" ( 5.99m x 5.51m )

Open plan. Conservatory off kitchen. Double glazed window to rear, range of wall & base units with drawers and worktops over, large double sink & drainer with mixer tap, integrated oven & gas hob with extractor over and tiled splash back, integrated dishwasher, laminate flooring, space for fridge freezer, opening to conservatory.

### Conservatory

Open plan with kitchen/dining room, double glazed window to rear & double doors to side, glass roof, laminate flooring.

### Downstairs Shower Room

8' 2" x 3' 7" ( 2.49m x 1.09m )

Glass shower cubical, low level flush w/c, wash hand basin with mixer tap, tiles to splash-prone areas, towel rail, central heating radiator.

### Landing

Doors to the four bedrooms and bathroom.

### Bedroom 1

14' 9" x 12' 6" ( 4.50m x 3.81m )

Double glazed bay window to front with feature-stained glass, central heating radiator, carpet, ceiling light point.

### Bedroom 2

11' 10" x 11' 6" ( 3.61m x 3.51m )

Double glazed window to rear, central heating radiator, carpet, ceiling light point.

### Bedroom 3

15' 1" x 6' 7" ( 4.60m x 2.01m )

Double glazed window to front and rear with stained glass feature to front window, central heating radiator, carpet, ceiling light point.

### Bedroom 4

9' 10" x 6' 7" ( 3.00m x 2.01m )

Double glazed window front with stained glass feature window, central heating radiator, ceiling light point, carpet.





### **Bathroom**

8' 2" x 6' 7" ( 2.49m x 2.01m )  
Double glazed frosted window, central heating radiator, bath with shower over & mixer tap, wash hand basin with storage beneath & mixer tap, low level flush w/c ceiling light point, storage unit, stained glass feature above door, fully tiled on bath wall, and tiled to splash-prone area above wash hand basin.

### **Loft Space**

Boarded, lots of space, lights, ladder comes down.

### **Front Garden**

Block paved driveway, small feature wall on both side of the garden, steps up to front porch, access to garage.

### **Rear Garden**

Garden room at the rear of the garden, patio area at the front of the garden, steps up to pathway and lawn area, path leads to garden house, lots of bushes & shrubs, fencing for privacy.

### **Garden Room**

Fully wooden paneled, electrics and lighting, door & window.

### **Garage**

17' 4" x 6' 5" ( 5.28m x 1.96m )  
Up and over door, accessed via front garden.



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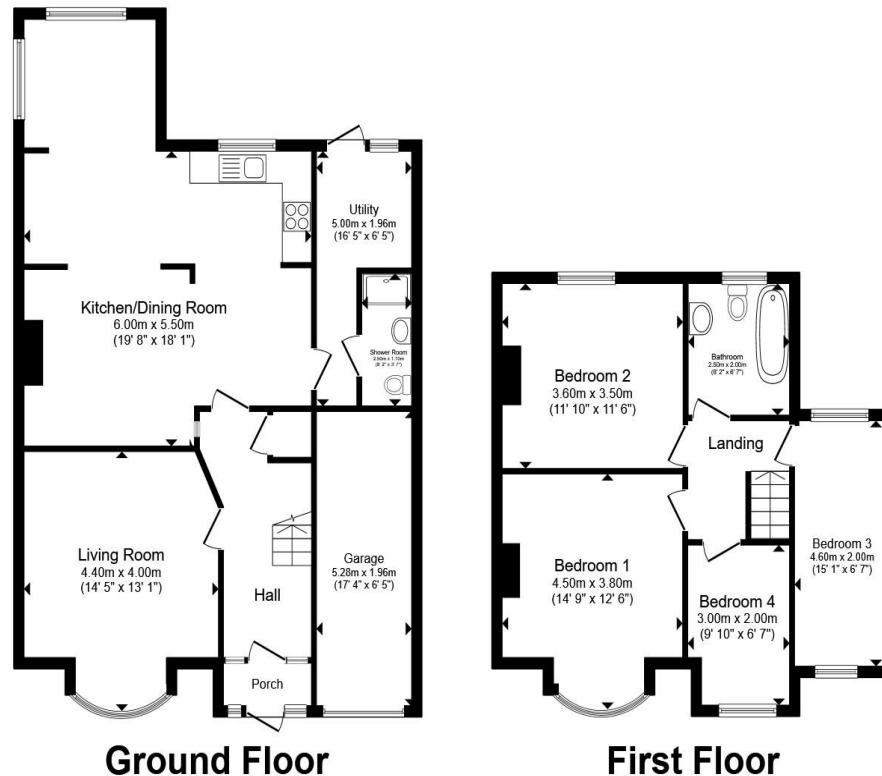
## Edenall Road, Quinton Birmingham

- Four Bedroom Link Detached Home
- Perfect for Growing Families
- Extended Kitchen Dining Space
- Downstairs Shower Room and Utility
- Conservatory

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£425,000**



Total floor area 141.6 m<sup>2</sup> (1,524 sq.ft.) approx

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