



**310 Quinton Road, Birmingham, B17 0RF**  
**Asking Price £430,000**

Hadleigh Estate Agents are delighted to offer this substantial and extended family home for sale. Located on the ever popular Quinton Road, the property has been refurbished to a high standard throughout by the current owners.

Boasting driveway parking for multiple cars, enclosed entrance porch and hallway. A spacious through lounge and dining room, solid roof purpose built conservatory and fantastic kitchen diner with breakfast island.

The first floor offers four bedrooms, having been extended over the garage, modern family bathroom boasting freestanding bath. To the rear of the property is a private garden, with the property further benefitting from single garage.

## Location



Conveniently located for easy access into Harborne High Street. The High Street offers an array of award winning restaurants, including Tropea and Harborne Kitchen, local bars, supermarkets such as Waitrose and Marks and Spencer's Foodhall. Excellent transport links are on offer into Birmingham City Centre, the nearby Queen Elizabeth Hospital and University of Birmingham. Further boasting local leisure facilities, including Harborne Leisure Centre, Church Farm and Harborne Golf Clubs, along with Edgbaston Priory and Tennis Club.

## Enclosed Porch

Having double glazed outer door and side windows, meter cupboard, tiled floor, ceiling light point and obscure glazed inner door.

## Hallway



Obscure glazed windows to front elevation, carpeted flooring, central heating radiator, understairs storage cupboard and ceiling light point.

## Kitchen Diner



Spacious fitted kitchen with breakfast island. Benefiting from a range of base and wall units with worktop over, integrated oven, and plumbing for dishwasher. Partially tiled splashbacks, sink and drainer unit and ceiling spotlights. The kitchen diner offers access internally to the garage and conservatory. UPVC French doors lead out to the rear garden, along with windows to rear elevation.

## Garage

Roller style garage door, housing boiler, ceiling light point and electrics. Further benefitting from plumbing for utilities.

## Conservatory



Spacious conservatory benefitting from solid roof improvements, double glazed windows to rear elevation and French doors leading to patio. Internal glazed double doors open into the lounge. Ceiling spotlights and central heating radiator.

## Lounge/ Dining Room



Spacious through lounge and dining area, boasting log burning stove. Laminate flooring, two ceiling light points, central heating radiator and bay window to front elevation. Internal glazed windows allow natural light to pour in from the conservatory.

## Landing

Open bannister staircase, carpeted flooring, ceiling light point and access to loft hatch.

## Master Bedroom



Large master bedroom with built in fitted wardrobes, benefitting from being extended. Double glazed bay window to front elevation, and additional double glazed window. Laminate flooring, ceiling spotlights and two central heating radiators.

## Bedroom Two



Large double bedroom, carpeted flooring, double glazed window to rear elevation, ceiling light point and central heating radiator.

## Bedroom Three



Being extended over the garage, a spacious bedroom offering double glazed window to front elevation, ceiling light point, carpeted flooring and central heating radiator.

## Bedroom Four



'L' shaped single bedroom with laminate flooring, central heating radiator, window to rear elevation and ceiling light point.

## Bathroom



Large bathroom suite, offering freestanding bath, separate walk in shower, hand wash basin and towel radiator. Tiled floor to ceilings, obscure glazed window to side elevation and ceiling spotlights.

## W.C



Low level flush WC, ceiling light point and obscure glazed window to side elevation.

## Garden



Elevated paved terrace, steps down to garden, predominantly laid to lawn. Fenced boundaries and rear slabbed patio area.

## General Information

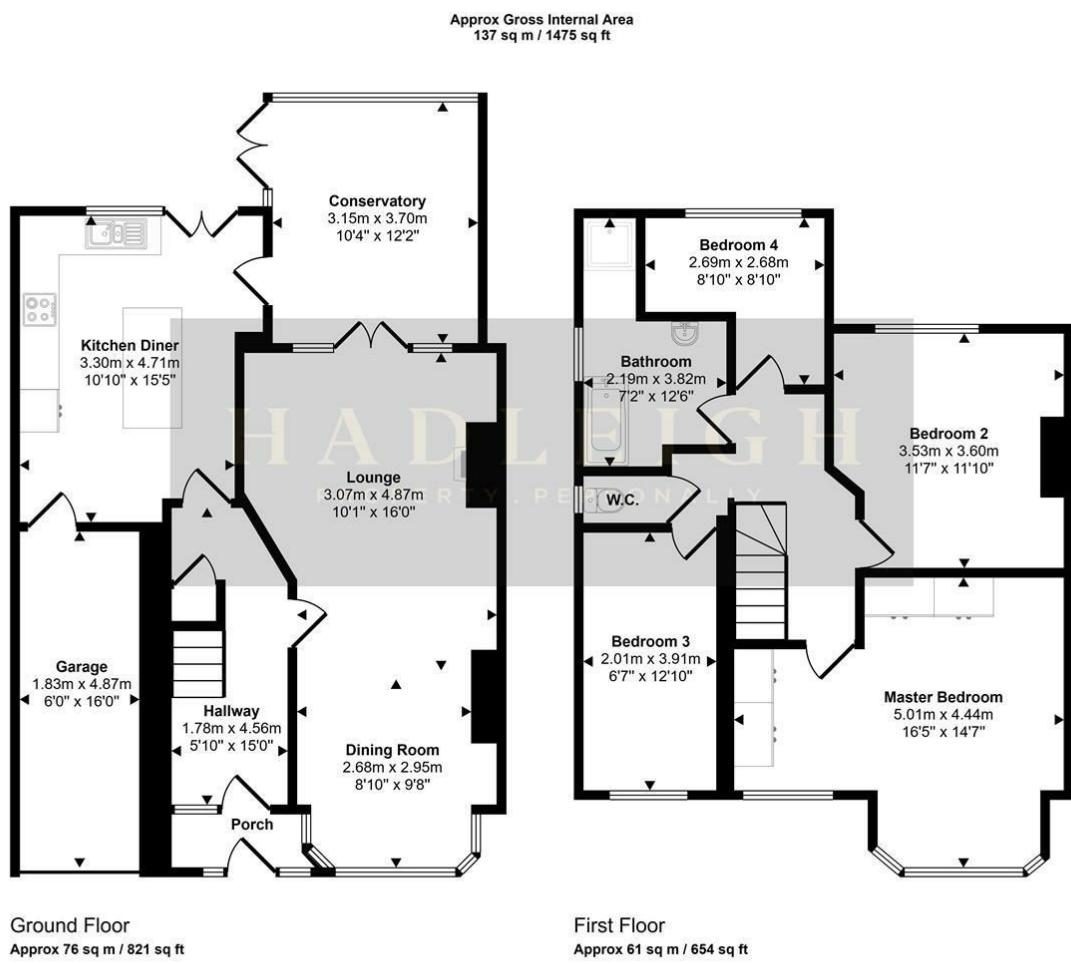
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - TBC

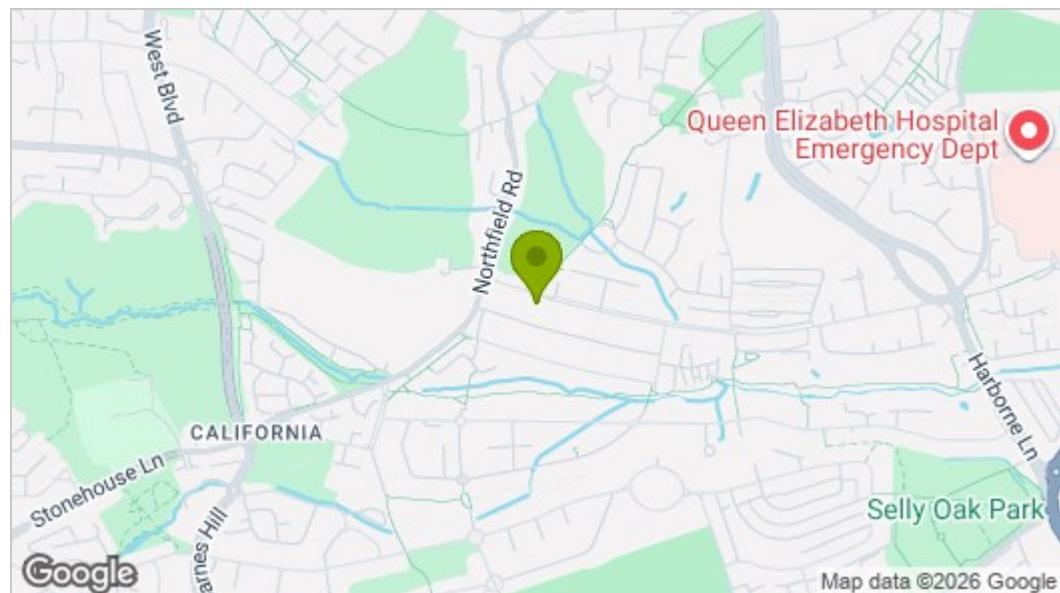
Council Tax Band - D

## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

