





Property Description

A well-configured three-storey, three-bedroom terraced home situated on Middle Leasow, a popular residential street in Quinton, Birmingham. Offered with no chain, this property offers flexible accommodation across three floors, ideal for families, professionals or buyers seeking versatile living space.

The ground floor features an entrance hallway with access to a driveway providing off-road parking and a garage which has been adapted for use as office space, perfect for working from home or extra storage. The main living room sits on the first floor, followed by a well-appointed kitchen/diner with door to the private rear garden, creating a pleasant indoor-outdoor connection. A convenient and modern downstairs WC adds practical convenience.

Upstairs, the second floor offers three bedrooms and a recently refurbished modern family bathroom, completing a functional layout that delivers both comfort and practicality. The private rear garden provides a pleasant outdoor area for relaxation and family activities.

Middle Leasow is well positioned for a range of local shops, schools, and transport connections, with easy access to Quinton Road West and the wider Birmingham area. With its blend of adaptable space, parking, and garden, this property represents a compelling choice in a sought-after suburban neighbourhood.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Set behind a block paved driveway.

Entrance Hallway

Ceiling light point, panelled radiators, stairs off.

Garage

Currently being used as an office, ceiling light point, laminated floor, storage cupboard

First Floor Landing

Panelled radiator, ceiling light point.

Kitchen

16' 2" x 9' 5" (4.93m x 2.87m)

A range of matching wall and base units, sink with drainer and mixer tap, integrated oven, four ring gas hob, space for washing machine, tiled flooring, ceiling light point, panelled radiator, window and door onto conservatory

Conservatory

14' x 9' 7" (4.27m x 2.92m)

Ceiling light point, space for tumble dryer, freezer, patio door out to garden.

Lounge

11' 9" x 9' 10" (3.58m x 3.00m)

Two ceiling light points, two panelled radiators, tv point, window to rear.

W.C

Low flush w.c, hand wash basin, ceiling light point, window.

Second Floor Landing

Ceiling light point, loft access, panelled radiator, electrical point.

Bedroom One

9' 10" x 9' 10" (3.00m x 3.00m)

Ceiling light point, panelled radiator, laminated floor, built in wardrobes, storage cupboard, window to front.

Bedroom Two

13' 4" x 6' 6" (4.06m x 1.98m)

Ceiling light point, panelled radiator, laminated flooring, window to rear.

Bedroom Three

13' 4" x 6' 6" (4.06m x 1.98m)

Ceiling light point, window to rear.

Bathroom

Panelled bath with shower over, low flush w.c, hand wash basin, fully tiled, window to the front, extractor fan, heated towel rail.

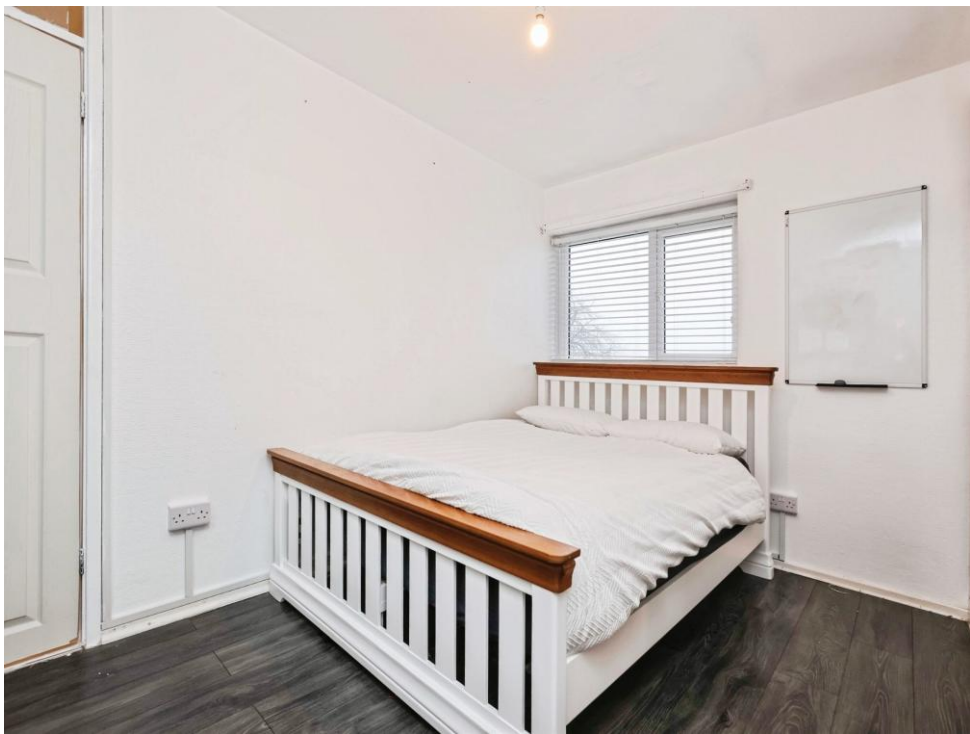
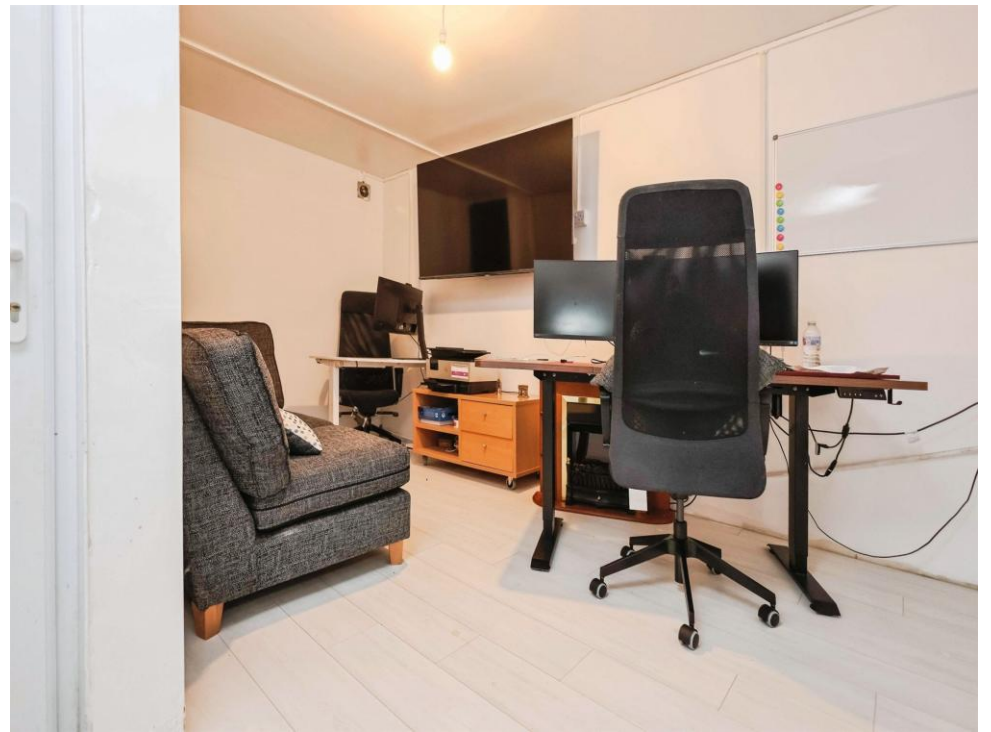
Rear Garden

Paved patio, lawned.

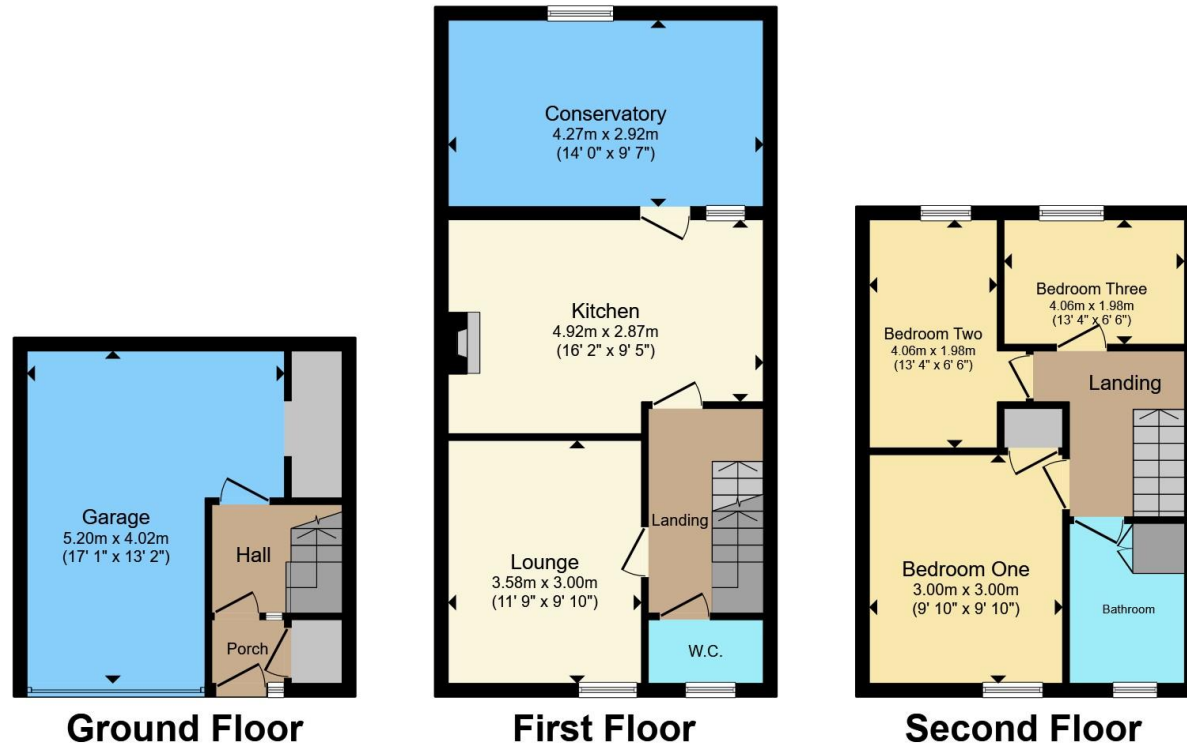
Agents Note

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









Total floor area 112.3 m² (1,209 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

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

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