



Connells

Quinton Road  
Harborne



## Property Description

Connells are pleased to offer this spacious three-bedroom property situated on the ever-popular Quinton Road in Harborne, ideally positioned for excellent local amenities and within close proximity to the Queen Elizabeth Hospital and the University of Birmingham, making it an ideal purchase for families, professionals or investors alike.

The property briefly comprises of a welcoming and spacious entrance hallway, leading through to a bright and comfortable lounge, which opens into a dining area, providing a great space for both relaxing and entertaining. To the rear, the kitchen leads into a useful utility extension, which further benefits from a convenient downstairs WC.

To the first floor, the property offers three well-proportioned bedrooms, a family bathroom and a generous landing space, adding to the overall sense of light and space throughout.

Externally, the property benefits from both a front garden and a low-maintenance rear garden, ideal for those seeking ease of upkeep.

Additionally, the property features a garage located within the rear garden, with access via a service road to the rear, offering secure off-road parking or additional storage.

Situated in a highly sought-after location, this home offers excellent access to Harborne High Street, transport links, highly regarded schools, as well as being within easy reach of the Queen Elizabeth Hospital and University of Birmingham, making it a fantastic opportunity not to be missed.

## 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 back from the roadside behind a low maintenance front garden, footpath leading to main accommodation.

## Porch

Enclosed porch with door leading to;

## Entrance Hallway

Ceiling light point, panelled radiator, two storage cupboards

## Lounge

Ceiling light point, bay window to front, feature fireplace, doors leading to;

## Dining/Kitchen

### Kitchen Area

Matching wall and base units, sink with drainer and mixer tap, integrated oven and gas hob, extractor fan, ceiling spotlights, wall mounted boiler, door to utility room.

### Dining Area

Ceiling light point, panelled radiator, window to rear.

## Utility Room

Ceiling light point, space for washing machine, dryer and fridge freezer, window and door to garden.

## Ground Floor W.C.

Ceiling light point, panelled radiator, hand wash basin, low flush w.c. fully tiled, window to rear.

## Landing

Ceiling light point, loft access.

## Bedroom One

Ceiling light point, panelled radiator, built in mirrored wardrobes, window to front.

## Bedroom Two

Ceiling light point, panelled radiator, built in mirrored wardrobe, window to rear.

## Bedroom Three

Ceiling light point, panelled radiator, storage cupboard window to front.

## Shower Room

Ceiling light point, shower cubicle, low flush w.c, vanity hand wash basin, window to rear.

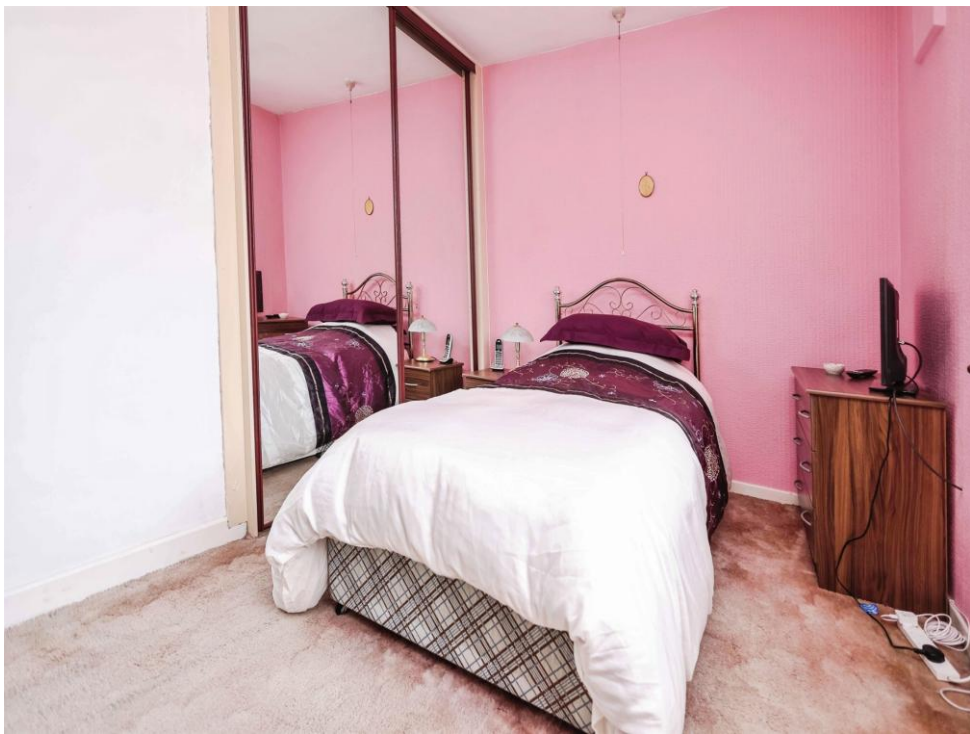
## Garden

Paved area, steps up to patio area, mature shrubbery, garage to rear.

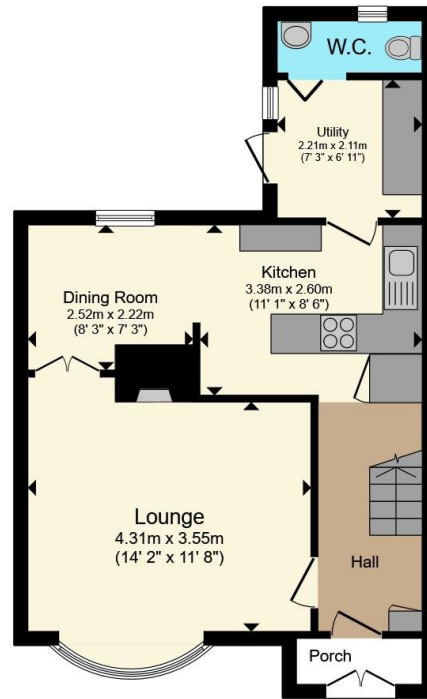
## Agents Note

Please note this property has solar panels, for more information call the branch.

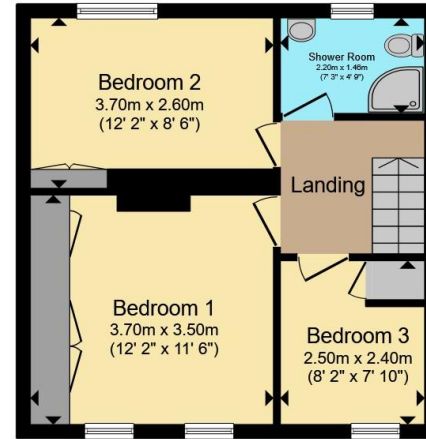








**Ground Floor**



**First Floor**

Total floor area 82.2 m<sup>2</sup> (885 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/HBO311002](http://connells.co.uk/Property/HBO311002)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO311002 - 0002