

# ENGLANDS



25 Dwellings Lane

Quinton, Birmingham, B32 1RJ

£300,000





## PROPERTY DESCRIPTION

Traditional semi-detached property being very well-maintained throughout and having the added benefit of a good sized driveway, larger than average garage, utility room and a delightful rear garden. The property has good transport links close by and is well-located for Birmingham city centre, the Queen Elizabeth Hospital and Birmingham University. Local motorway connections to the M5 and M6 are also within easy reach. Local shops are also close by. Lift Four Dwellings School is conveniently located opposite the property.

The property comprises two reception rooms, kitchen, utility, three bedrooms, bathroom and separate WC. Established rear garden and good sized garage.

Viewing is highly recommended in order to appreciate the accommodation on offer and the location.



Tel: 01214271974



The property is set back from the road by a block paved driveway, dwarf retaining wall and front garden having a range of evergreens and heathers. Double glazed UPVC door leads into:

#### PORCH

Further inner part-glazed door leads into:

#### HALLWAY

Having original wall panelling, ceiling light point, radiator, stairs rising to first floor accommodation and fitted cupboards either side of the front door.

#### DINING ROOM - FRONT

4.61 max into bay x 3.33 max (15'1" max into bay x 10'11" max)

Having full width UPVC double glazed window overlooking the front, radiator, ceiling light point, two wall lights and coving to ceiling.

#### SITTING ROOM - REAR

4.58 max x 3.32 max into recess (15'0" max x 10'10" max into recess)

Having large UPVC double glazed window enjoying a beautiful view over the rear garden, radiator, ceiling light point, two wall lights, coving to ceiling, fireplace with inset gas fire and marble style insert and hearth.

#### KITCHEN

4.45 max x 2.36 max (14'7" max x 7'8" max)

Having a range of matching wall and base units, integrated Neff electric oven and Neff gas hob, UPVC double glazed window overlooking the rear garden, part complementary tiling to walls, serving hatch, ceiling light point, radiator, vinyl flooring, useful walk-in pantry having fitted shelving. Double glazed UPVC door with obscured glazing leading into the utility room. Sliding door leading into the lounge.

#### UTILITY ROOM

3.52 max x 2.61 max (11'6" max x 8'6" max)

Having sink with worktop over and storage below, skylight, storage cupboards, tile-effect flooring, storage cupboard, radiator, ceiling strip light, and UPVC double glazed door out to the rear garden and UPVC double glazed window. Plumbing for washing machine.

Stairs rising to first floor accommodation.

#### LANDING

Having UPVC double glazed window with obscured glazing, ceiling light point, coving to ceiling, panelled walls and loft access hatch.

#### BEDROOM ONE - FRONT

4.82 max into bay x 2.7 max to wardrobe front. (15'9" max into bay x 8'10" max to wardrobe front.)

Having UPVC double glazed bay window overlooking the front, radiator, full width fitted wardrobes with mirrored sliding doors and ceiling light point.

#### BEDROOM TWO - REAR

4.37 max x 3.34 max into recess (14'4" max x 10'11" max into recess)

Having UPVC double glazed window overlooking the garden, two wall lights, ceiling light point, coving to ceiling and radiator.

#### BEDROOM THREE - REAR

2.5 max x 2.42 max (8'2" max x 7'11" max)

Having UPVC double glazed window overlooking the garden, radiator, ceiling light point and built-in cupboard with overhead storage.

#### BATHROOM

Having panelled bath with wall-mounted electric shower over, full complementary tiling to walls, wash hand basin built into vanity storage, wall-mounted mirrored cabinet, UPVC double glazed window with obscured glazing, recessed ceiling spotlights and radiator.

#### SEPARATE WC

Having low flush WC, UPVC double glazed window with obscure glazing, and ceiling light point.

#### SIDE GARAGE

Larger than average size garage having up and over metal door, plus further UPVC side door. The garage has lighting, power, tap and wall-mounted British Gas/Worcester Combi boiler. Electricity and gas meters.

#### REAR GARDEN

Attractive rear garden having good sized paved seating area, fence panels to three sides, an excellent range of established trees, evergreen and flowers, steps to rear seating area and greenhouse plus shed, summerhouse and fishponds. Outdoor tap. Brick built storage.

#### ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: D

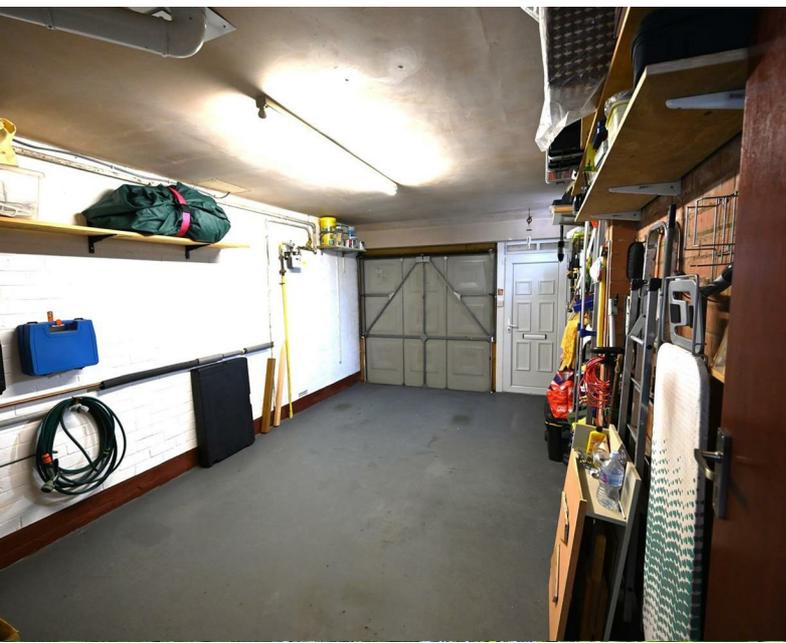


# ENGLANDS





# ENGLANDS





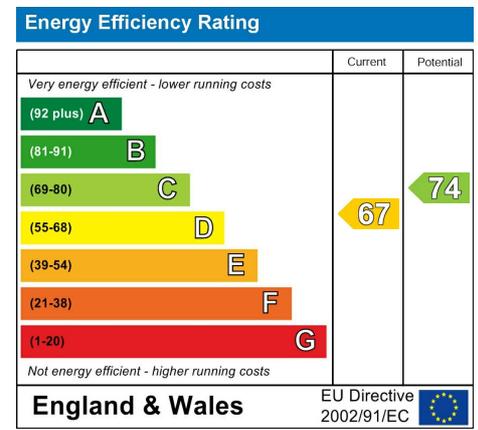
# ENGLANDS



## ROAD MAP



## ENERGY EFFICIENCY GRAPH



## FLOOR PLAN



### DISCLAIMER NOTICES

“The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.”

### Misrepresentation Act 1967

“These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.”

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.