



Quincey Drive, Erdington
Birmingham, B24 9LX

£265,000

Erdington

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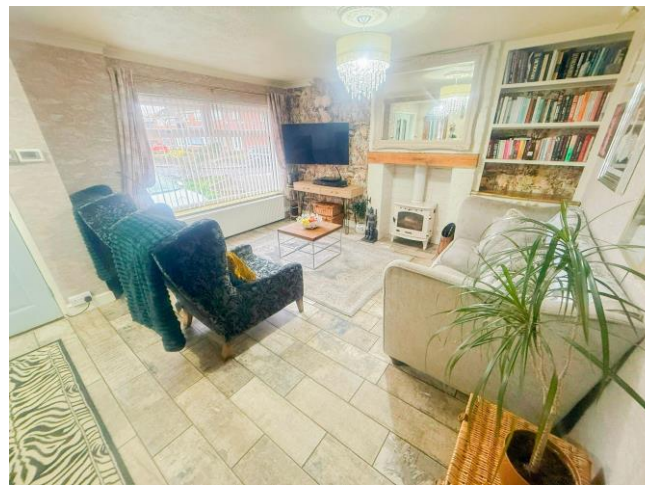
This superbly presented much improved characterful semi-detached property occupies an enviable and coveted cul-de-sac location set within close proximity of many local amenities including shops, schools and transport links.

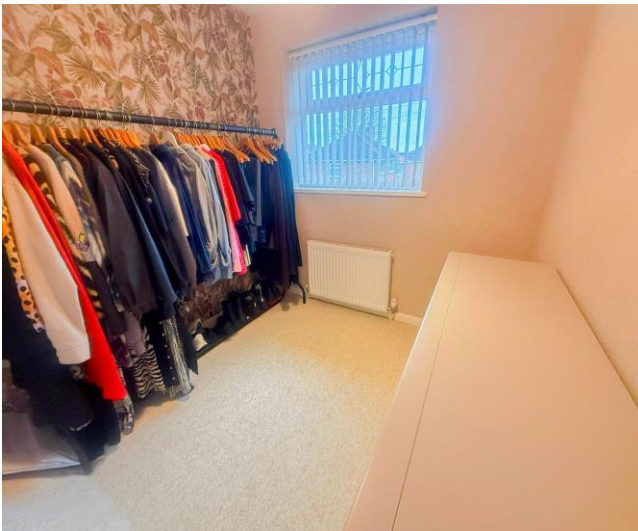
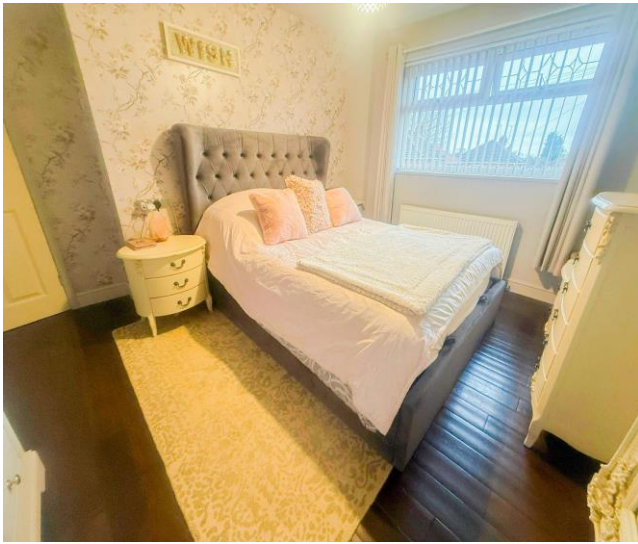
The ground floor accommodation is entered via an attractive open plan living room which leads through to a fabulous fitted kitchen with central island, having a conservatory/garden room off.

To the first floor there are three well appointed bedrooms complimented by a contemporary family bathroom with fitted white suite.

Outside, the house sits behind a block paved driveway providing off road parking for vehicles and access to the shared driveway leading to the rear garage and low maintenance garden and patio.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS SUPERBLY PRESENTED MUCH IMPROVED TRADITIONAL SEMI DETACHED PROPERTY BRIEFLY COMPRISES;

Living Room 5.23m (17'2") x 4.08m (13'4")

Kitchen 5.23m (17'2") x 2.68m (8'9")

Conservatory

Landing

Bedroom 1 3.96m (13'0") x 3.35m (11' 0")

Bedroom 2 3.12m (10'3") x 2.83m (9'3")

Bedroom 3 2.80m (9'2") x 2.18m (7'2")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th March 2026

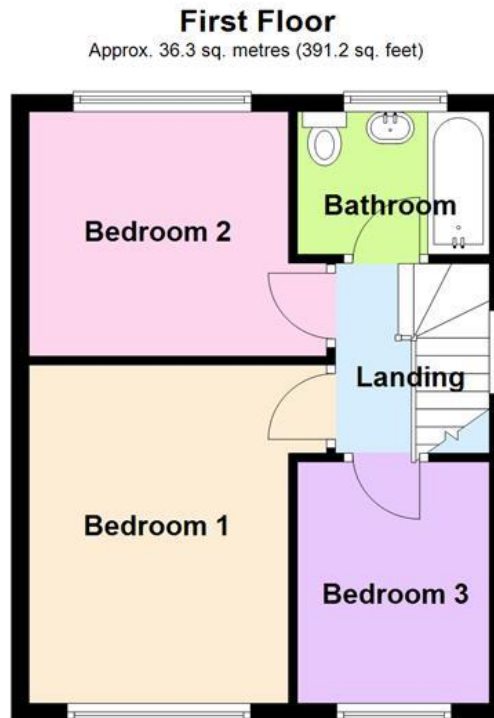
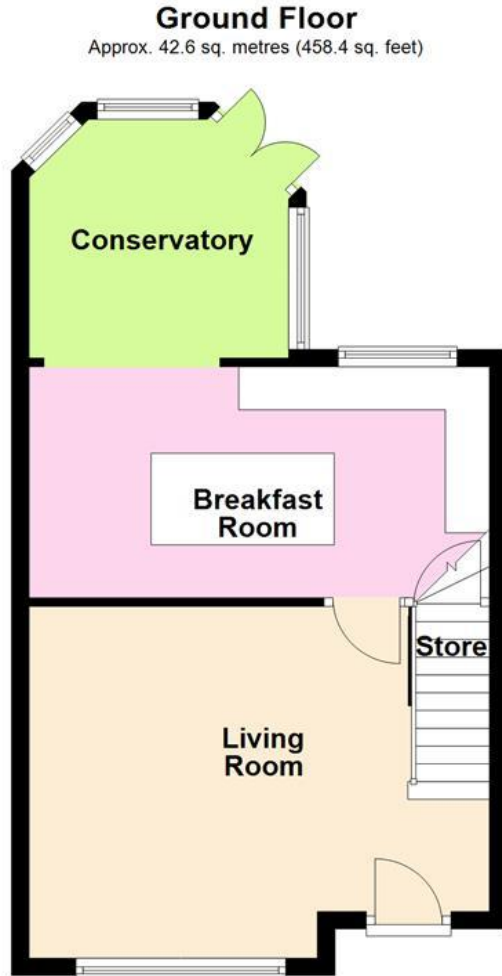
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 78.9 sq. metres (849.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

