White Road, Quinton, Birmingham, B32 2TU

- Superbly Presented and Detached Home in Popular Quinton Location
- Fantastic Locality Within Close Proximity to a Number of Local Amenities
- Extended Breakfast Kitchen and Living Room
- Provides Convenient Access into Harborne and Birmingham City Centre
- Three Good Sized bedrooms
- Private Driveway
- Secluded Low Maintenance Rear Garden
- EPC Rating - D

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Offers In The Region Of £365,000

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A superbly presented and extended detached family home situated within this highly desirable residential neighborhood in Quinton. The property provides fantastic contemporary living throughout with extended ground floor living accommodation at the rear of the property along with a private driveway for up to two cars. With excellent potential for further extension subject to relevant planning permissions.

The property provides gas central heating and includes double glazing throughout. As you enter, the spacious entrance porch has a secondary door leading into a welcoming hallway, providing stairs to first floor and storage under. The spacious front reception room retains a wealth of original character, with a bay window providing plenty of natural light and original feature fireplace.
To the rear of the property is an extended lounge dining room, providing ample space for both living and dining room furniture, feature fireplace and sliding patio doors out to the rear garden.

The equally sizeable breakfast kitchen provides enough space for a breakfast table and chairs, with a useful storage/pantry cupboard and side access. The kitchen comprises wall and base level units, with complimentary work surfaces and tiled splash-back and space for all freestanding kitchen appliances.

Upstairs, the landing provides access to three good sized bedrooms, including two large double bedrooms with bay windows and fitted wardrobes and overhead storage, with a smaller third bedroom, very typical in size for properties in this area. Completing upstairs is a spacious and superbly re-fitted shower room comprising WC, vanity sink unit and large walk-in shower cubicle with rain-head, whilst also housing the central heating boiler.

A low maintenance rear garden has a decorative patio throughout with brick shed/outbuilding, and mature borders containing a variety of well manicured plants, bushes and trees.

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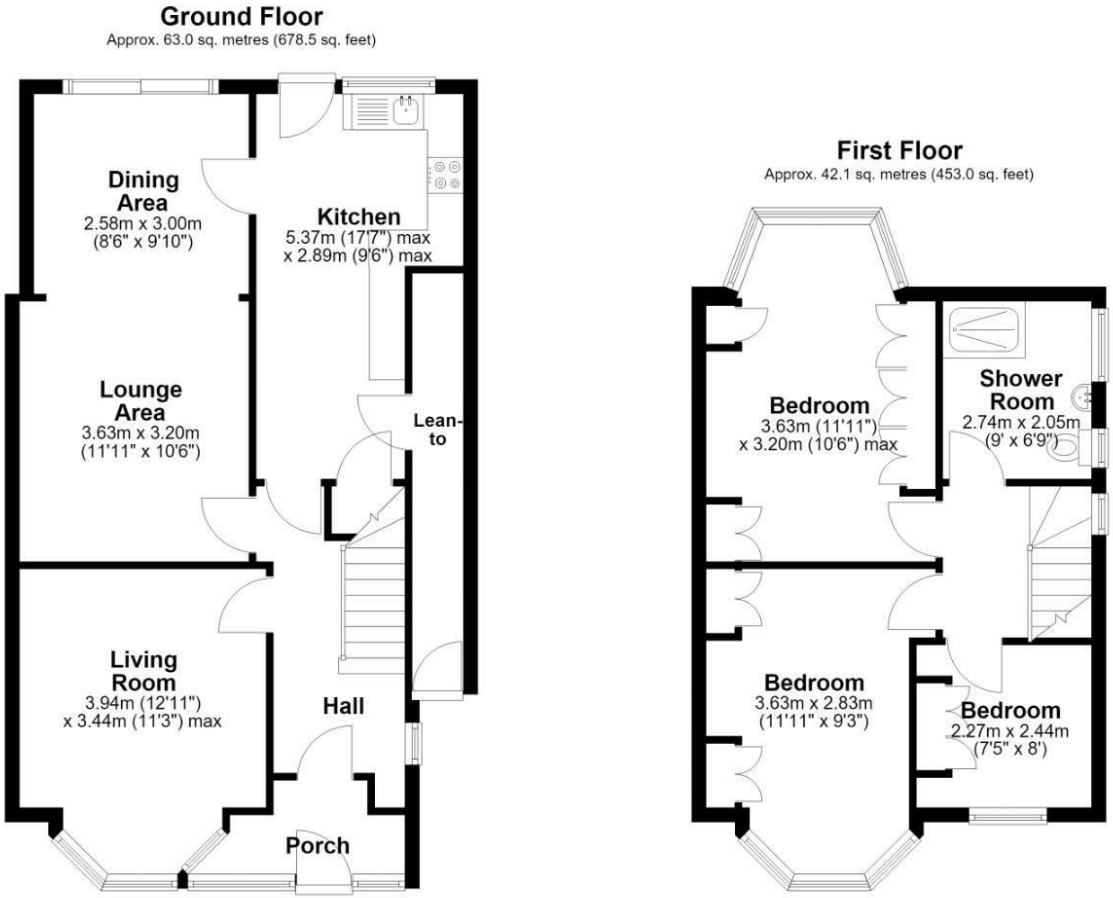
The property is set within this very sought-after neighborhood of Quinton on an attractive tree lined road in very close proximity to Ridgehouse surgery and pharmacy. Also situated nearby are a variety of local shops and amenities on the Hagley Road, with a Tesco superstore on Ridgeacre Road. The local area also provides convenient access and excellent transport links into Birmingham City Centre and the popular suburb of Harborne, with excellent access to the local motorway network from Junction 3 of the M5.



Total area: approx. 105.1 sq. metres (1131.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.

Viewings

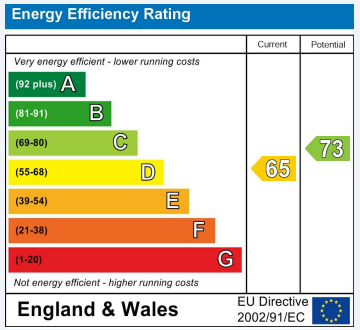
Please contact harborne@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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