





Property Description

This beautifully presented three bedroom family home is ideally located in popular quinton, with excellent access to local amenities, reputable schools, transport links and the queen Elizabeth Hospital.

Lovingly maintained by the current owners, the property benefits from off-road parking to the front and rear garage, offering ample parking and storage.

Inside, the home offers spacious accommodation, including a bright and welcoming lounge and a beautifully fitted dining kitchen, ideal for everyday family living and entertaining.

to the first floor are three well-proportioned bedrooms and a modern family bathroom.

Outside, there is a beautifully maintained rear garden providing a private and peaceful space to relax, entertain or enjoy with the family.

Approach

Set back behind a driveway for several cars.

Porch

Enclosed porch, door leading to;

Entrance Hallway

Ceiling light point, panelled radiator, doors and stairs off.

Lounge

13' 5" x 9' 7" (4.09m x 2.92m)

Ceiling light point, panelled radiator, feature fireplace, window to front.

Kitchen/Dining Room

17' 6" x 10' 3" (5.33m x 3.12m)

Matching wall and base units, sink with drainer and mixer tap, integrated oven, hob, and microwave, extractor fan, space for dining room table, window to rear, laminated flooring, door to utility, storage cupboard.

Utility Room

12' 11" x 6' 2" (3.94m x 1.88m)

Ceiling light point, plumbing for washing machine, doors to front and rear.

Landing

Ceiling light point, loft access, window to side.

Bedroom One

13' 11" x 9' 10" (4.24m x 3.00m)

Ceiling spotlights, panelled radiator, built-in wardrobes, window to rear.

Bedroom Two

11' 2" x 10' 8" (3.40m x 3.25m)

Ceiling spotlights, panelled radiator, windows to front, laminated flooring.

Bedroom Three

11' 2" x 10' 8" (3.40m x 3.25m)

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

Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, heated towel rail, ceiling light point, fully tiled, window to rear.

Garden

Two patios, central lawn, flower borders, gate giving access to rear garden.

Garage

Garage to rear, up and over door to the front, additional door to the rear.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

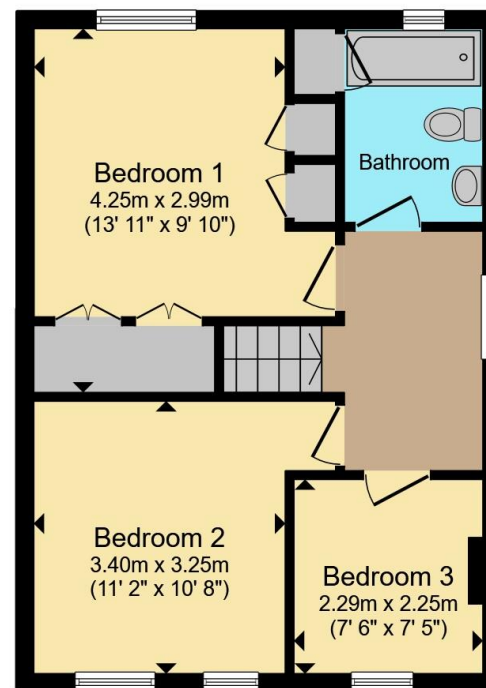








Ground Floor



First Floor

Total floor area 87.7 m² (944 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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