Connells

Lunt Grove
Quinton

Lunt Grove
Quinton B32 1LN

for sale
£300,000

Property Description

Situated in a quiet residential location, this well-presented detached three-bedroom family home offers modern, well-balanced accommodation ideal for a range of buyers. The property is maintained in good condition throughout and provides a practical layout designed for contemporary living.

The ground floor comprises an entrance porch leading into a welcoming hallway, with access to a separate living room positioned to the front of the property, offering a comfortable and private space to relax. To the rear is a spacious open-plan kitchen/dining room, creating a sociable hub of the home and providing ample space for both everyday family life and entertaining. A convenient ground floor W.C. and useful storage further enhance the functionality of the layout.

Upstairs, the first floor hosts three bedrooms, including two well-proportioned doubles and a third bedroom suitable for a child's room or home office, all served by a family bathroom. Externally, the property benefits from a separate garage, offering secure parking or additional storage. This detached home represents an excellent opportunity for families or buyers seeking a modern property in a residential setting, and viewing is highly recommended.

Approach

Set behind a private driveway

Entrance Hallway

Ceiling light point, panelled radiator, doors off.

Lounge

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

Kitchen/Diner

Matching wall and base units, sink with drainer and mixer tap, ceiling spotlights, window to rear, integrated oven and hob, space for dining table, french door out to garden.

Ground Floor W.C.

Ceiling light point, heated towel rail, low flush w.c, vanity hand wash basin.

Bedroom One

window to rear, radiator, ceiling light point

Bedroom Two

window to front, radiator, ceiling light point

Bedroom Three

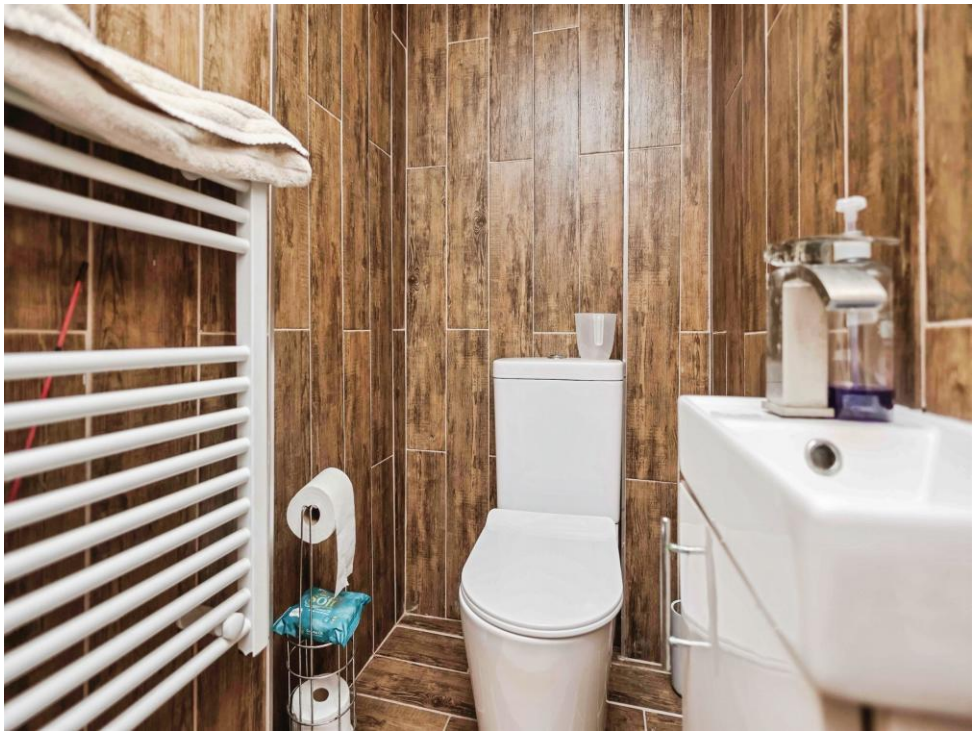
window to front, radiator, ceiling light point

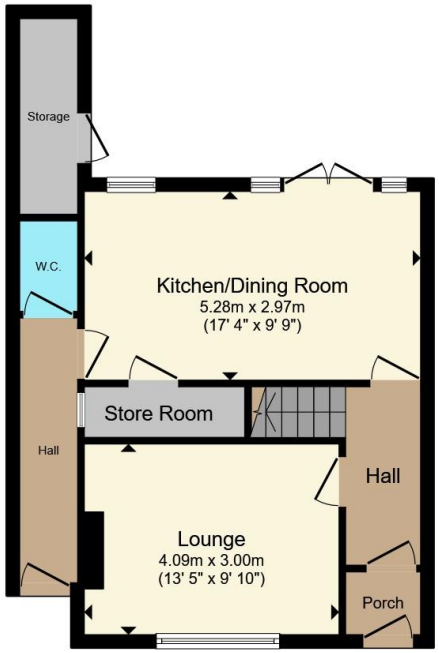
Bathroom

full size bathtub and shower, low flush wc, hand wash basin, window to rear

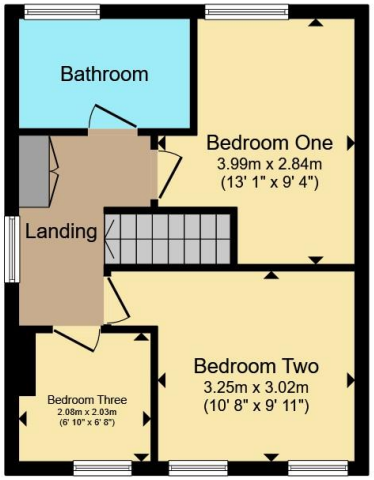
Agents Note

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.

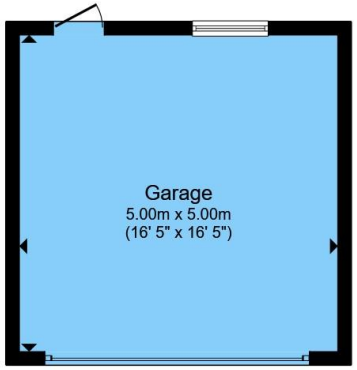




Ground Floor



First Floor



Garage

Total floor area 107.2 m² (1,154 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

Connells

To view this property please contact Connells on

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158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310838

The Property Ombudsman

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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.