



**Connells**

Hernehurst  
Quinton



## Property Description

A delightful 2-bedroom home set on Hernehurst, offering a fantastic garden plot ideal for families, first-time buyers or those looking to add an extension or outdoor space to their lifestyle. The property benefits from a large front garden, a welcoming entrance and a well-configured internal layout that maximises both living and outdoor space.

Inside, you are welcomed into a comfortable living room which leads through to a practical kitchen/dining area. The accommodation is completed by two well-proportioned bedrooms and a family bathroom to the first floor.

One of the standout features of this property is the generous gardens to both the front and rear, providing plenty of outdoor space for leisure, play, gardening and entertaining. The rear garden in particular offers privacy and scope to extend or create a truly outdoor living area.

Located in the popular B32 postcode, the home is well placed for local shops, schools and transport links into Birmingham city centre and surrounding areas. With its combination of inside and outdoor space, this property provides an excellent opportunity for buyers seeking a home with either a long garden or scope to enhance and personalise the outdoor areas.

No upward chain.

## Approach

Set back behind spacious front garden, pathway leading to main access

## Hallway

panelled radiator, ceiling light point, open under staircase, cupboard off stairs

## Lounge

feature fireplace, windows to front, windows and door to rear, panelled radiators, ceiling light points

## Kitchen

matching wall and base units, window to rear, built in electric appliances, part tiled, ceiling light point, electrical points, door to side

## Landing

ceiling light point, electrical point, storage cupboards, loft access

## Bedroom One

panelled radiator, storage cupboard, ceiling light point, windows to front, electrical points

## Bedroom Two

panelled radiator, window to rear, storage cupboard, electrical point, ceiling light point

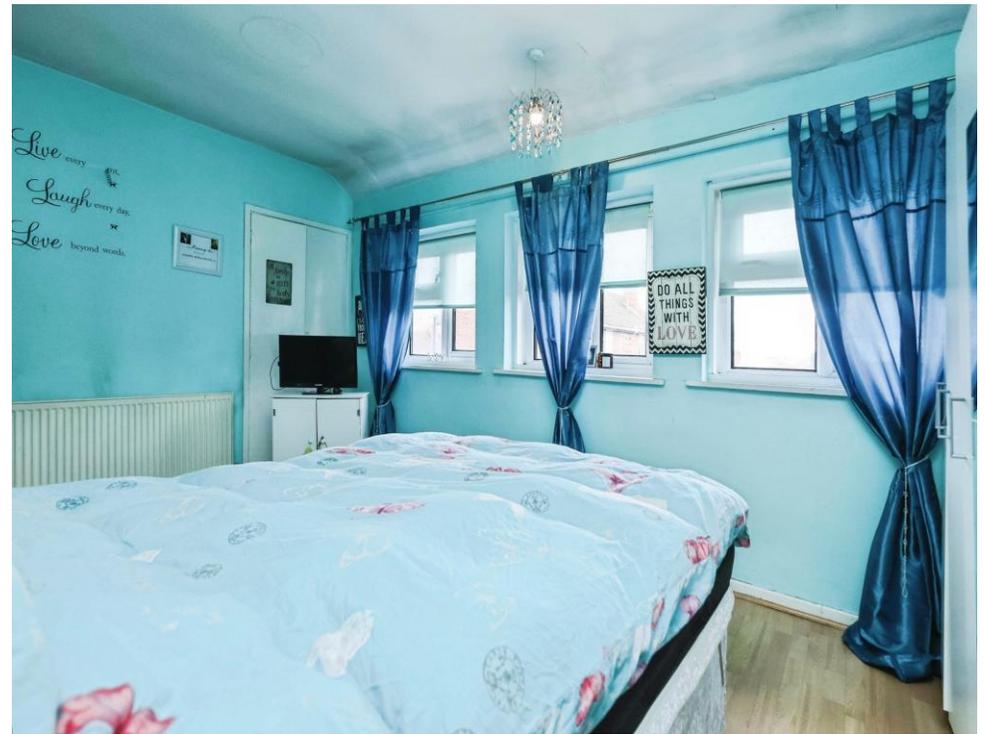
## Bathroom

Hand wash basin, panelled radiator, window to rear, full size bathtub and shower, part tiled, ceiling light point

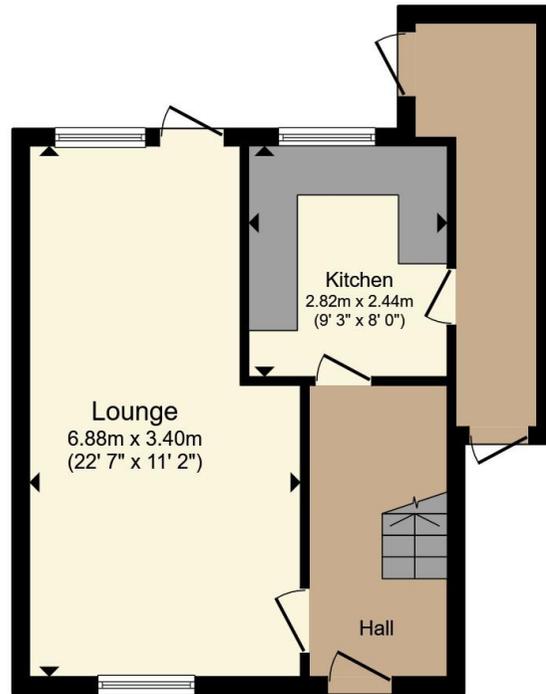
## W.C.

Low flush WC, window to rear, panelled radiator, ceiling light point, part tiled

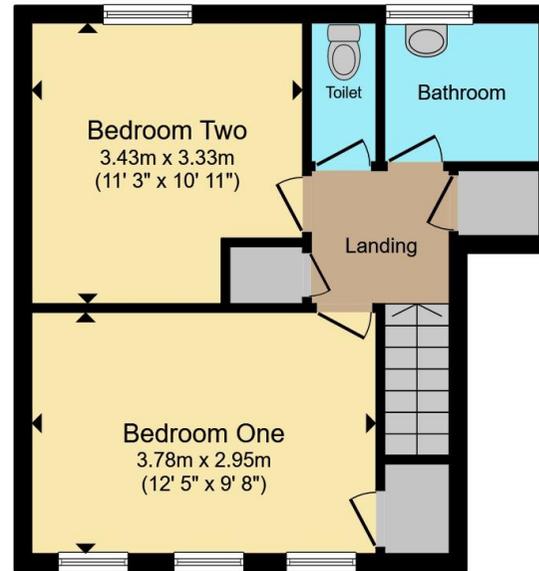








**Ground Floor**



**First Floor**

Total floor area 75.4 m<sup>2</sup> (811 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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