ENGLANDS

22 Aubrey Road

Quinton, Birmingham, B32 2BB

£349,000

3 2 1 D

PROPERTY DESCRIPTION

Well-presented end terraced property in excellent location and having been thoughtfully updated in recent years. Having the benefit of spacious through lounge dining room, fitted kitchen, ground floor shower room, three bedrooms and bathroom. Useful side storage area and double garage with vehicular access from the rear.

Aubrey Road is located between Balden Road and Wolverhampton Road South, both in turn leading off Hagley Road West. It is close to the delightful grounds of Lightwoods Park also readily accessible to the Queen Elizabeth Medical Centre, local motorway connections to the M5 and M6, the University of Birmingham, Harborne Leisure Centre, excellent amenities around Harborne High Street, as well as regular transport services along Hagley Road West to comprehensive City Centre leisure, entertainment and shopping facilities.

Tel: 01214271974

22 Aubrey Road

The property is set back from the road by a block paved driveway providing off-road parking, UPVC double glazed doors and side windows leading to:

PORCH
Having a wood-style flooring, wall light and entrance door with obscured glazed panel leading into:

HALLWAY
Having engineered wood flooring, ceiling light point, built-in storage cupboard with meters, stairs rising to first floor accommodation, radiator and door through to:

THROUGH LOUNGE/DINING ROOM
8.92m max x 3.25m max (29'3" max x 10'7" max)
Spacious through room having double glazed UPVC bay window to the front elevation, radiator, wood-style flooring, two ceiling light points with ceiling roses, UPVC double glazed patio door out to the rear garden, feature fireplace with inset gas fire and coving to ceiling

BREAKFAST KITCHEN
5.9m max into doorway x 3.5m max (19'4" max into doorway x 11'5" max)
Having newly-fitted Hydro loc waterproof flooring, recessed ceiling spotlights, a range of matching wall and base units, integrated dishwasher, integrated washing machine, composite work surfaces, vertical feature radiator, UPVC double glazed door leading out to the garden, single bowl stainless steel sink drainer with mixer tap over, UPVC double glazed window overlooking the garden, part complementary tiling to walls, space for range cooker, wall-mounted extractor fan and cupboard housing the wall-mounted Vaiilant gas Combi boiler. We are advised that the kitchen flat roof was replaced in 2024.

GROUND FLOOR SHOWER ROOM
Having tiled floor, full complementary tiling to walls, wall-mounted shower, low flush WC, wall-mounted wash handbasin with mixer tap over and set into vanity storage unit, extractor fan and vertical radiator.

USEFUL COVERED SIDE PASSAGEWAY
4.7m max x 0.9m max (15'5" max x 2'11" max)
Being a useful storage area/utility having composite door with glazed panel to the front drive and ceiling light point.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING
Having UPVC double glazed window with obscured glass, ceiling light point, hatch access to loft, which we are advised as being split level for easy access storage and partly boarded.

BEDROOM ONE - FRONT
4.62m max into bay x 3.27m max into doorway (15'1" max into bay x 10'8" max into doorway)
Having UPVC double glazed bay window, ceiling light point, radiator and wood-style flooring

BEDROOM TWO - REAR
3.94m max x 3.23m max (12'11" max x 10'7" max)
Having UPVC double glazed window overlooking the rear garden, ceiling light point, radiator and wood-style flooring.

BEDROOM THREE - FRONT
2.79m max x 2.35m max (9'1" max x 7'8" max)
Having radiator, double glazed UPVC window, ceiling light point and wood-style flooring.

BATHROOM
Having panelled bath with mixer tap, side screen and wall-mounted dual showerhead above, double glazed UPVC window with obscured glass, tiled flooring, full complementary tiling to walls, ceiling light point, vertical radiator, low flush WC, wall-mounted wash hand basin with mixer tap over and wall-mounted cupboard.

OUTSIDE

REAR GARDEN
Having a paved seating area, lawn, hedge border and rear garage.

DOUBLE GARAGE - REAR
Secure gated vehicle access from Balden Road and driveway up to the garage having metal up and over door, UPVC double glazed door to the side and UPVC double glazed window overlooking the garden of the property, power points and ceiling lights.

ADDITIONAL INFORMATION
COUNCIL TAX BAND: C
TENURE: FREEHOLD

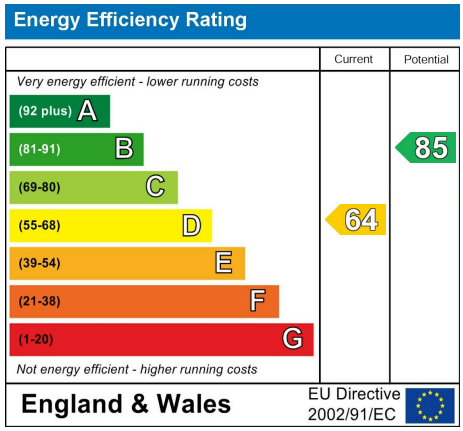
ENGLANDS

ENGLANDS

ENGLANDS

ROAD MAP

ENERGY EFFICIENCY GRAPH



FLOOR PLAN

DISCLAIMER NOTICES

"The agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied are for general guidance, and as such, must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction, or condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

Misrepresentation Act 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made, and specific written confirmation can be provided. The agents will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested."

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

146 High Street, Harborne, Birmingham, B17 9NN
Tel: 01214271974 Email: info@englandsuk.com

VIEWINGS - Please contact our Englands Harborne Office on 0121 427 1974 if you wish to arrange a viewing appointment for this property or require further information.