





Property Description

A beautifully presented three-bedroom semi-detached family home, ideally positioned in the well-regarded Quinton area. The property is conveniently located within walking distance of local amenities including shops, a supermarket and eateries, with well-rated Ofsted schools just a short drive away, making it an excellent choice for families.

The accommodation comprises an entrance porch and hallway, two generous reception rooms including a bay-fronted lounge and a rear reception room with double doors opening onto the garden, and a modern fitted kitchen with integrated appliances and breakfast bar. Additional benefits include a separate utility room, downstairs shower room, two double bedrooms, a further single bedroom, a separate WC and shower room, a private rear garden and a driveway providing off-road parking. Viewing is highly recommended.

Approach

Set back behind a private driveway

Porch

Enclosed porch, window to side

Hallway

Stairs to landing, panelled radiator, ceiling light point

Downstairs Shower Room

Heated towel rail, low flush w/c, hand wash basin, walk in shower

Lounge

Bay window to front, panelled radiator, feature fireplace

Dining Room

Sliding patio doors to rear garden, panelled radiator, feature fireplace

Kitchen

Window to rear, built in appliances, panelled radiator, under floor heating

Utility Room

Frosted window to rear & door to rear garden, plumbing for utilities, panelled radiator, fitted worktops

Landing

Window to side, loft access

Bedroom 1

Window to rear, panelled radiator

Bedroom 2

Bay window to front, panelled radiator

Bedroom 3

Window to front, panelled radiator

Bathroom

Frosted window to rear, tiled throughout, heated towel rail, walk in shower, hand wash basin with base units

Separate W/C

Frosted window to side, w/c

Garage

Converted into part shower room and used as storage

Garden

Part lawned, part patio, shrubs & trees, enclosed

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.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310863



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.

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