



**Quinton Road West, Quinton Birmingham B32 2RH**

**welcome to**

## **Quinton Road West, Quinton Birmingham**

\*\*\* WELL PRESENTED THREE - BEDROOM HOME \*\*\* SOUGHT AFTER LOCATION \*\*\* WALKING DISTANCE TO LOCAL AMENITIES \*\*\* GENEROUS LIVING ROOM \*\*\* MODERN KITCHEN \*\*\* REAR GARDEN \*\*\* GARAGE EN BLOC \*\*\* DOUBLE DRIVEWAY \*\*\*

### **Agent Note**

The Council Tax Band is B.

### **Entrance Hall**

Central heating radiator

### **Lounge**

22' plus bay window x 10' maximum ( 6.71m plus bay window x 3.05m maximum )

Double glazed bay window to front, double glazed sliding door to rear, electric fireplace, central heating radiator, generous living/dining space

### **Kitchen**

11' plus recess x 6' 1" ( 3.35m plus recess x 1.85m )

Double glazed window to sunroom, range of wall and base units with worktops over, Worcester Bosch boiler, stainless steel sink and drainer, gas hob, integrated oven, plumbing for utilities and space for fridge/freezer

### **Landing**

Loft access, double glazed frosted window to the side

### **Loft**

Insulated

### **Bedroom One**

13' into bay x 10' maximum ( 3.96m into bay x 3.05m maximum )

Double glazed bay window to front, radiator

### **Bedroom Two**

11' x 10' ( 3.35m x 3.05m )

Double glazed window to rear, radiator

### **Bedroom Three**

8' x 7' ( 2.44m x 2.13m )

Double glazed window to rear, radiator

### **Bathroom**

Double glazed frosted window to front, WC, radiator, rainfall shower over bath, sink with mixer tap, tiled walls

### **Lean To**

Watertight roof, door access to additional storage room

### **Rear Garden**

Patio and lawn, fully enclosed, low maintenance, mature trees and shrubs, garage en bloc

### **Garage En Bloc**

For single car, accessed via shared back road, currently used for storage

### **Parking**

Generous double driveway





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## **Quinton Road West, Quinton Birmingham**

- Well presented home.
- Three-bedrooms.
- Double driveway.
- Sought after location.
- Garage en bloc.

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£269,500**



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](http://www.focalagent.com)

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