



**Connells**

Glynside Avenue  
Quinton



### Property Description

Nestled on the friendly and desirable Glynside Avenue in Quinton, this semi-detached home offers a perfect blend of classic character and modern comfort. Built in the 1930s, it features four bedrooms, two welcoming reception rooms, and two bathrooms.

The thoughtfully added side extension provides an extra bedroom and wet room, ideal for growing families or those needing extra space.

Situated in the popular residential area of Quinton, the property enjoys a peaceful setting while being just a short drive from Birmingham city centre.

Residents benefit from excellent local amenities, schools, and good transport links, making this an ideal location for families and professionals alike.

### The Front of The Property

Is approached via dropped kerb, block paved driveway and paved pathway leading to:

### Entrance Hall

Window to front aspect, carpeted staircase to first floor, doors to reception room, radiator, wood style flooring, understairs storage cupboard and access to extension offering additional accommodation.



### Dining Room

11' 9" max x 8' 7" max ( 3.58m max x 2.62m max )

Currently being used as a double bedroom.

Window to front aspect, wood style flooring, radiator.

### Lounge

8' 8" x 12' 6" ( 2.64m x 3.81m )

Irregular shaped room.

Wooden style flooring, radiator and square arch to:

### Utility Room

5' 7" x 7' 4" ( 1.70m x 2.24m )

Tiled floor, wall cupboards, space for washing machine and tumble drier, boiler, door to:

### Kitchen / Dining Room

24' 4" max x 11' 5" max ( 7.42m max x 3.48m max )

Range of high gloss base units, matching double larder style unit, worksurfaces with tiled splashbacks, integrated eye level electric oven with cupboards over and under, 4 ring integrated electric hob with extractor over, 1 1/2 bowl stainless steel sink drainer unit with extendable mixer tap, window overlooking the rear garden, space for American style fridge freezer, radiator, breakfast bar, space for dining table and chairs, tiled flooring, 2 Velux style windows and French doors leading to rear garden.

## Ground Floor Bedroom

10' x 14' ( 3.05m x 4.27m )

Irregular shaped room, window to front aspect, vinyl style flooring, radiator and door to:

## En-Suite Wet Room

Electric shower, low flush WC, corner wash hand basin with cupboard under.

## First Floor

Carpeted landing with access hatch to loft space and doors to:

### Bedroom One

9' 11" max x 9' 11" max ( 3.02m max x 3.02m max )

Double glazed window to front aspect, laminate style flooring, radiator.

### Bedroom Two

12' 5" max x 9' 8" max ( 3.78m max x 2.95m max )

Double glazed window to rear aspect, fitted carpet, radiator.

### Bedroom Three

5' 8" x 6' 1" ( 1.73m x 1.85m )

Double glazed window to front aspect, fitted carpet, radiator.

## Bathroom

Suite comprising P-Shaped bath with shower over and fitted screen, low flush WC and sink unit with cupboards under, tiled wall surround, ladder style radiator.

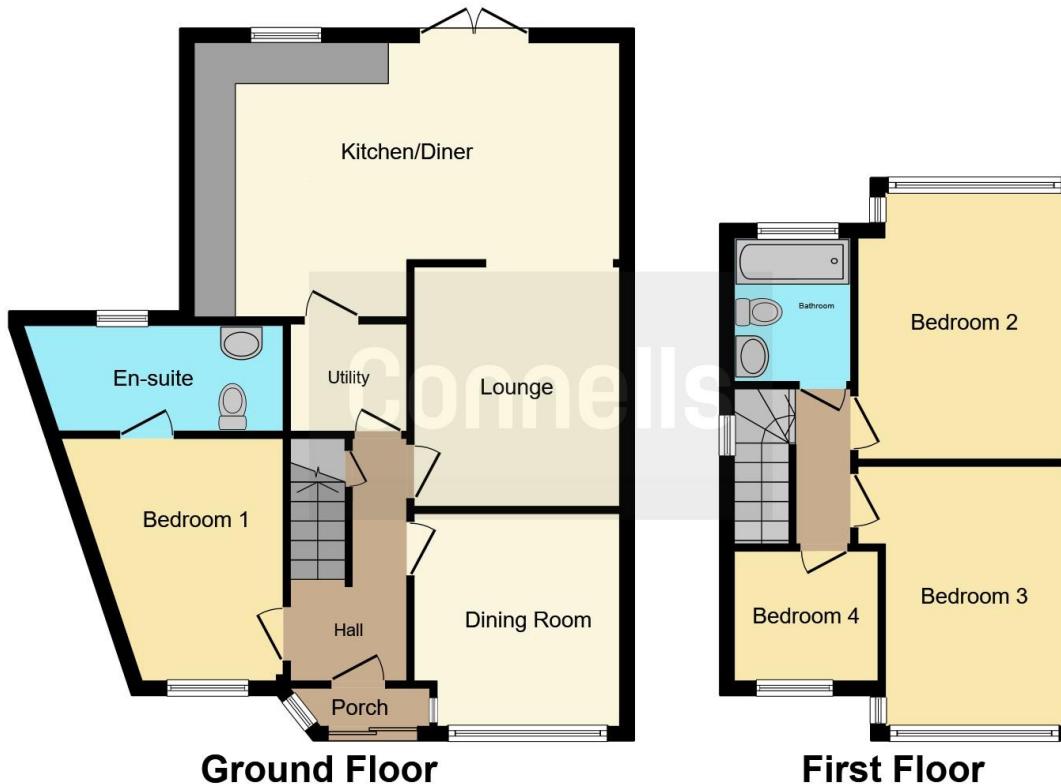
## Outside

To the rear of the property there is a raised patio providing space for outside dining. A step leads to the main garden which is predominately laid to lawn and enclosed by fencing and mature trees to maintain privacy.









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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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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