



## Stonehouse Lane, Quinton, Birmingham, B32 3DU

- Modern Detached Property in Popular Location
- Excellent Location in Close Proximity of Harborne Village
- Wrap-Around Front and Rear Gardens
- No Upward Chain
- Three Generously Sized Bedrooms
- Separate Garage and Driveway at the Rear of the Property
- Ideally Positioned for Access to QE Medical Complex and Birmingham University
- EPC Rating - B

**Offers In The Region Of £395,000**



# Stonehouse Lane, Quinton, Birmingham, B32 3DU



An immaculately presented modern detached property, situated in this popular location on the edge of Harborne. Built in 2017, this fantastic corner-plot family home is part of the Stonehouse Gardens development, a collection of 3 & 4 bedroom detached houses by James Madison Homes. This property includes three bedrooms, wrap-around front and rear gardens, and a separate garage with driveway. Being Sold with No Upward Chain.

The property is situated in a wonderfully secluded cul-de-sac, set back from the main road via a gated wrap-around front garden to the front. An additional separate single garage with driveway for two cars in tandem is positioned at the rear of the property, and it also includes double glazing in full and gas central heating.



A composite entrance door welcomes you into a centrally positioned hallway which provides the staircase to the first floor and storage cupboard underneath, with access to a cloakroom and into the ground floor accommodation. A spacious lounge includes dual-aspect bay window to the front, and patio doors out to the rear, providing plenty of natural light to the room.

A superb kitchen-dining room provides a fully integrated kitchen along with ample space for dining table and chairs with patio doors overlooking and providing rear garden access, ideal for entertaining both friends and family. The kitchen includes wall and base level units, with complimentary worktops and matching upstand, with integrated appliances including oven, gas hob and extractor unit, dishwasher, fridge freezer and space for a freestanding washing machine.



The upstairs has a light and airy landing which includes storage cupboard and loft access, which leads into three generously sized bedrooms, including a master bedroom with wardrobes and access to a partly tiled en-suite shower room.



# Stonehouse Lane, Quinton, Birmingham, B32 3DU



Additionally, a partly tiled bathroom completes the internal accommodation and comprises W/C, wash hand basin and bath with separate shower attachment.

The rear garden has a wrap-around patio area with lawn space and steps down to a secluded and useful large graveled area leading up to the garage, offering potential for setting up a children's play area or patio for entertaining family, friends or possibly an orangery of the actual home. Rear access from

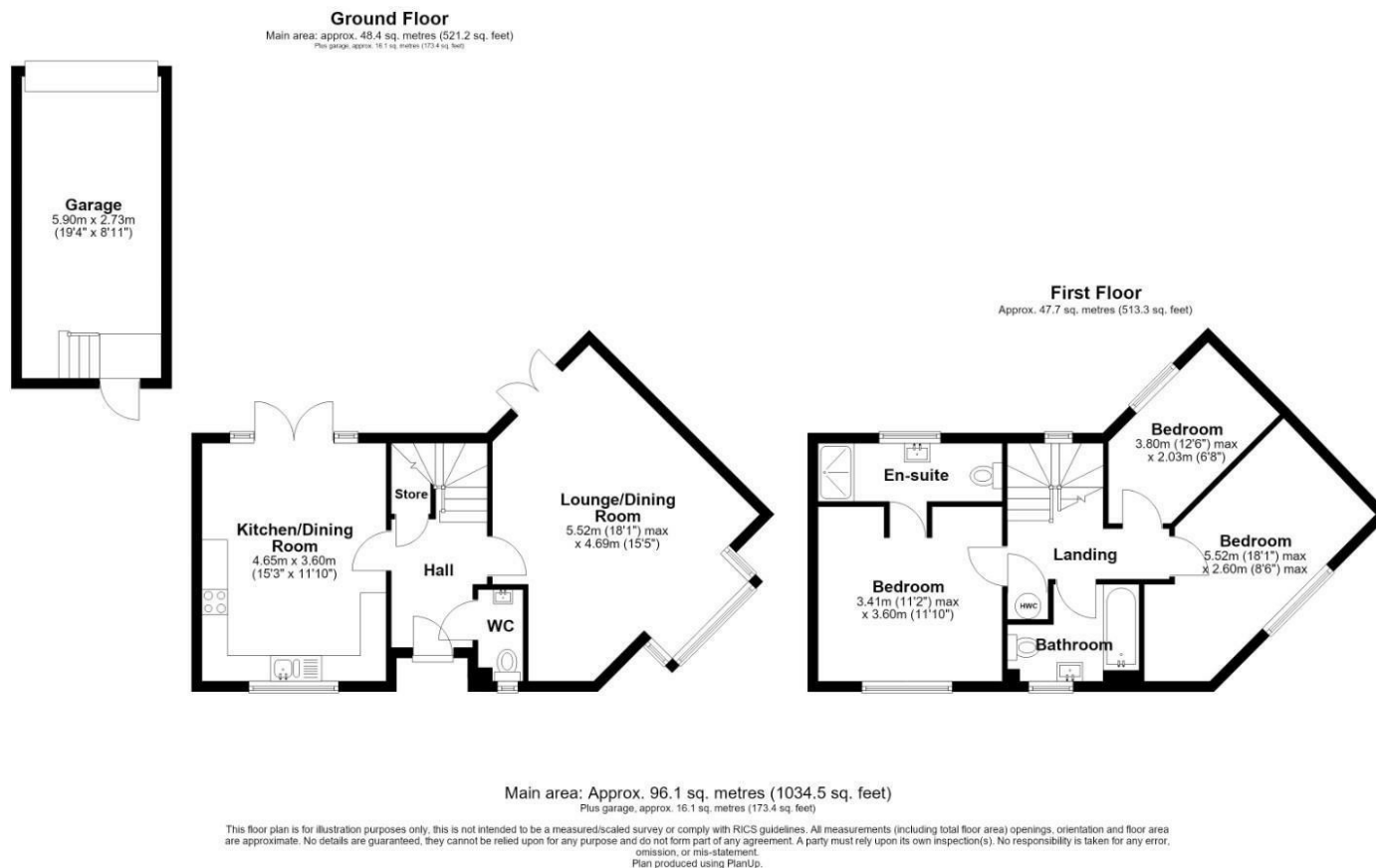
here is granted to the separate garage which includes a vaulted ceiling, power and light, an ideal space for plenty of storage or additional appliances. The driveway leads off the garage at the rear of the property and includes an EV charging point and space for two cars in tandem.

The property is located in this quiet residential neighborhood with an array of local amenities within close proximity. This sought after location is within close proximity to plenty of

shops, cafés and transport facilities. Key points of interest which are easily accessible include most notably the Queen Elizabeth Medical Complex but also The University of Birmingham and Birmingham City Centre. There are also a range of desirable local schools in the Harborne area nearby such as The Blue Coat School, St Peters Junior and Infants, King Edwards VI Five Ways and Edgbaston High School for Girls, with Little Pioneers nursery also nearby.

**Smart, Secure & Sustainable Living**

**Rainwater Collection & Reuse-** Water butts capture and store rainwater for use in the garden, providing a simple, sustainable source of water for plants and outdoor spaces.  
**Enhanced Home Security -** A professionally installed Ring security system with multiple cameras positioned around the home provides added peace of mind and helps keep an eye on the property.  
**Smart Climate Control -** A Nest smart thermostat provides intelligent temperature management, helping maintain a comfortable indoor environment while supporting efficient energy use.



### Viewings

Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.