



## Trevanie Avenue, Quinton, Birmingham, B32 1EX

- Immaculate and Superbly Refurbished Detached Property
- Three Bedrooms
- Driveway and Garage
- Provides Convenient Access into Harborne and Birmingham City Centre
- Sought-After Location in a Quiet Cul-De-Sac in Quinton
- Modern Open-Plan Kitchen at Rear with Bi-Folding Doors and Island
- Landscaped Low Maintenance Rear Garden
- EPC Rating - D

**Offers In The Region Of £385,000**





# Trevanie Avenue, Quinton, Birmingham, B32 1EX



An immaculately presented and thoughtfully renovated detached property situated in this popular tree-lined cul-de-sac in Quinton. This three bedroom home has been beautifully modernised to provide luxurious accommodation throughout including a magnificent open-plan kitchen at the rear. Additionally benefiting from garage, driveway and a landscaped low maintenance south facing rear garden.



Fully double glazed and providing gas central heating, the property has a driveway providing space for two cars at the front and leads to the garage and property entrance. The owner has recently re-rendered the exterior. As you enter, the welcoming hallway provides an open space and herringbone flooring leading directly through to the rear of the property and a staircase up to the first floor. The front reception room provides characterful panelling throughout with bay window and a feature fireplace with wall mounted TV aerial. At the rear across the width of the property is a fantastic, fully integrated open-plan kitchen complete with island and full-length bi-folding doors with fitted blinds out to the rear garden. The kitchen comprises of full length units, breakfast bar on the island with induction hob and wine cooler, other integrated appliances include fridge and freezer, oven and microwave, dishwasher and washer/dryer. Off the kitchen is a cloakroom providing WC, vanity sink unit and integral access to the garage.

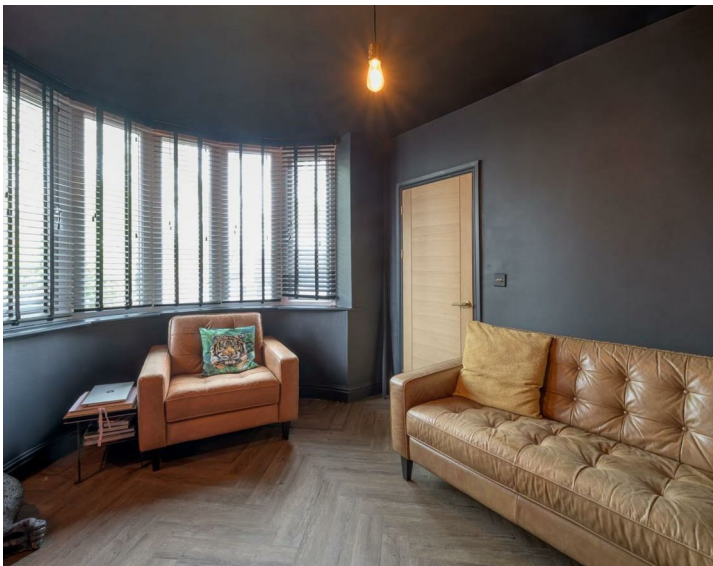
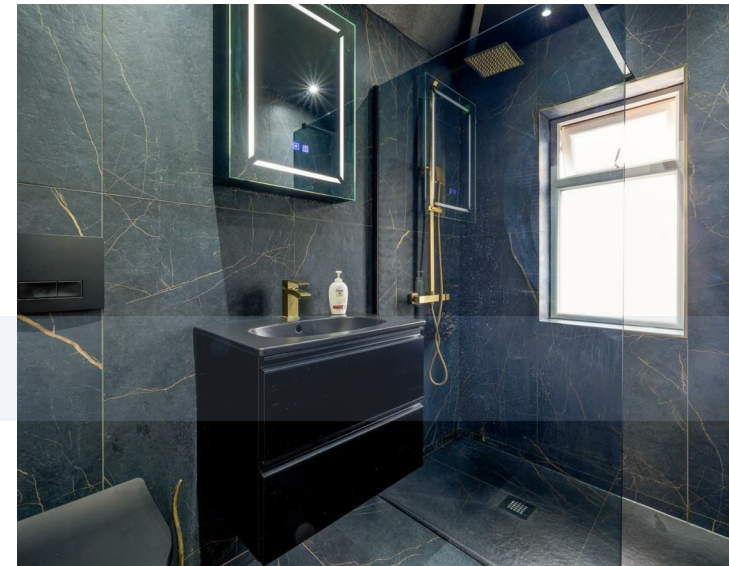


Upstairs to the first floor are three generously sized bedrooms including two double rooms and full length fitted wardrobes to the main front bedroom. The property is completed with a fully tiled shower room which comprises WC, vanity sink unit, level threshold shower cubicle with gold plated mixer taps and rainfall shower. The first floor landing includes loft access via a pull down ladder which is boarded to provide excellent further storage.





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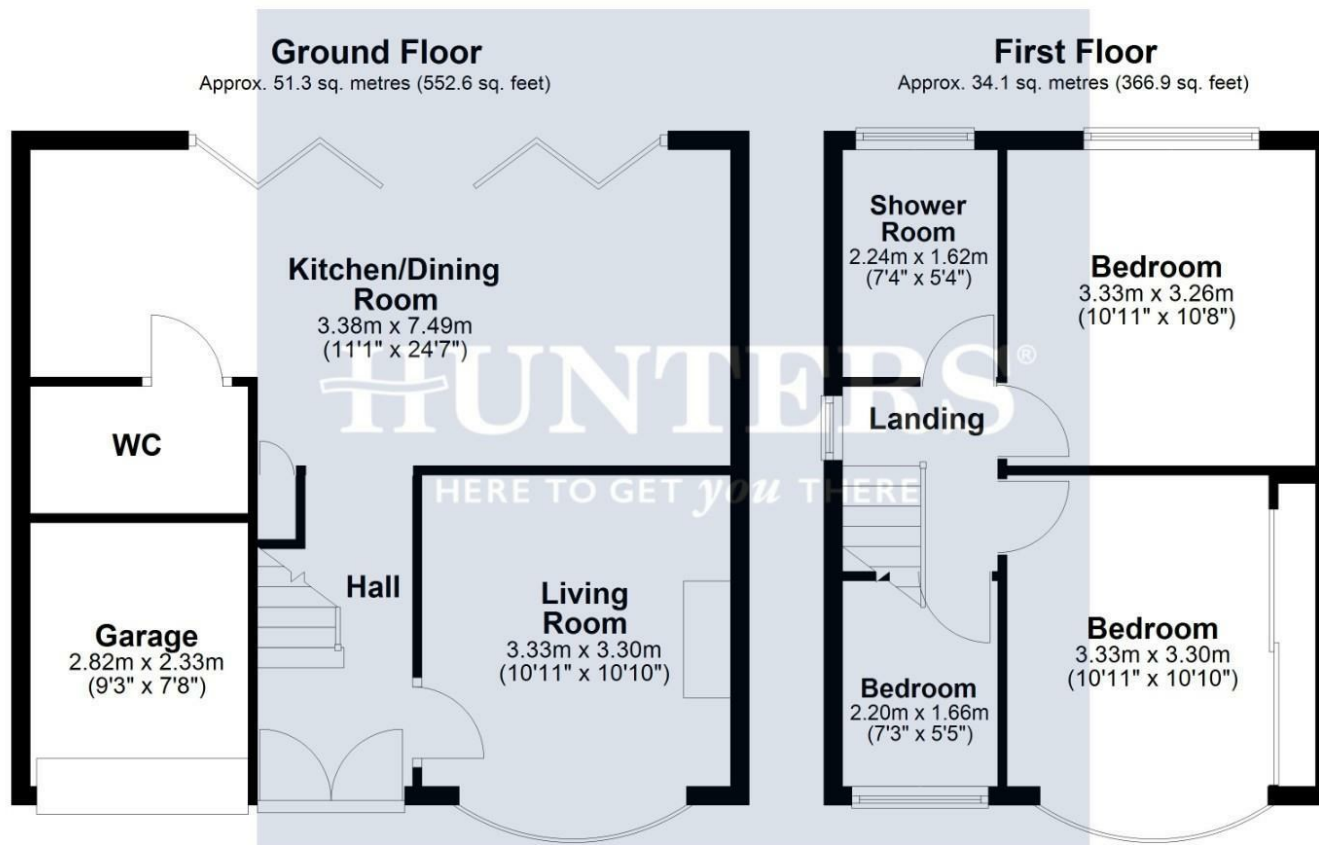
The garage has an electric shutter-style door and includes power, light whilst housing the central heating boiler installed in 2023. Outside to the rear is a fantastic landscaped rear garden, with a statement porcelain tiled patio area leading to an

artificial lawn area, with raised landscaped borders and a fence boundary.

The property is set within this very sought-after neighborhood of Quinton on an attractive tree lined cul-de-sac on the

doorstep to a variety of different amenities that includes local independent shops and eateries and also a Tesco superstore. The locality also provides convenient access and excellent transport links into Birmingham City Centre, Halesowen and

Harborne, also with excellent access to the local motorway network via Junction 3 of the M5.



Total area: approx. 85.4 sq. metres (919.5 sq. feet)

**16 Trevanie Ave, Quinton**

**Viewings**

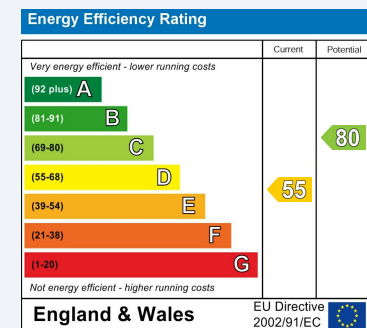
Please contact [harborne@hunters.com](mailto:harborne@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.



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.

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