



Connells

Gorsly Piece
Quinton

Gorsly Piece Quinton B32 1SF

for sale
£180,000



Property Description

This spacious and well-arranged three double bedroom property is offered to the market with no onward chain, presenting an excellent opportunity for both first time buyers and buy-to-let investors.

The ground floor offers a welcoming flow of accommodation, including a large lounge with direct access to the rear garden, a kitchen diner ideal for family meals and entertaining, and a convenient downstairs WC.

To the first floor, the home provides three well-proportioned double bedrooms and a family bathroom, perfectly suited to modern living.

Externally, the property enjoys a delightful multi-levelled garden, combining both paved and lawned areas to create a versatile outdoor space, equally suited to relaxation or entertaining.

With its generous proportions and desirable location, this property represents an ideal home for a growing household or a smart addition to an investment portfolio.

Approach

Set back behind a lawned front garden.

Entrance Hall

Staircase off, ceiling light point, panelled radiator.

Guest Cloakroom

Low flush WC, ceiling light point, hand wash basin,

Dining/Kitchen

16' 6" x 9' 6" (5.03m x 2.90m)

Situated at the front of the property, matching wall and base units, gas cooker point, sink with mixer-tap and drainer, space for washing machine, ideal space for table and chairs, ceiling light point, panelled radiator, window to the front.

Lounge

16' x 12' 2" (4.88m x 3.71m)

Patio doors overlooking the rear garden, ceiling light point, tv point, feature brick fire surround, patio door to rear garden.

Landing

Ceiling light point, loft access, storage cupboard, doors off.

Bedroom One

9' 3" x 7' 4" (2.82m x 2.24m)

Main double bedroom with double glazed window overlooking front elevation, ceiling light point fitted wardrobes.

Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m)

Ceiling light point, panelled radiator, double glazed window overlooking rear garden.

Bedroom Three

9' 6" x 13' 11" (2.90m x 4.24m)

Ceiling light point, panelled radiator, double glazed window to the rear.

Bathroom

Panelled bath with shower over, wash hand basin, low flush WC, ceiling light point, double glazed window, part tiling panelled radiator, storage cupboard, window to rear.

Garden

Paved patio area, lawn, side footpath, timber fence surround.

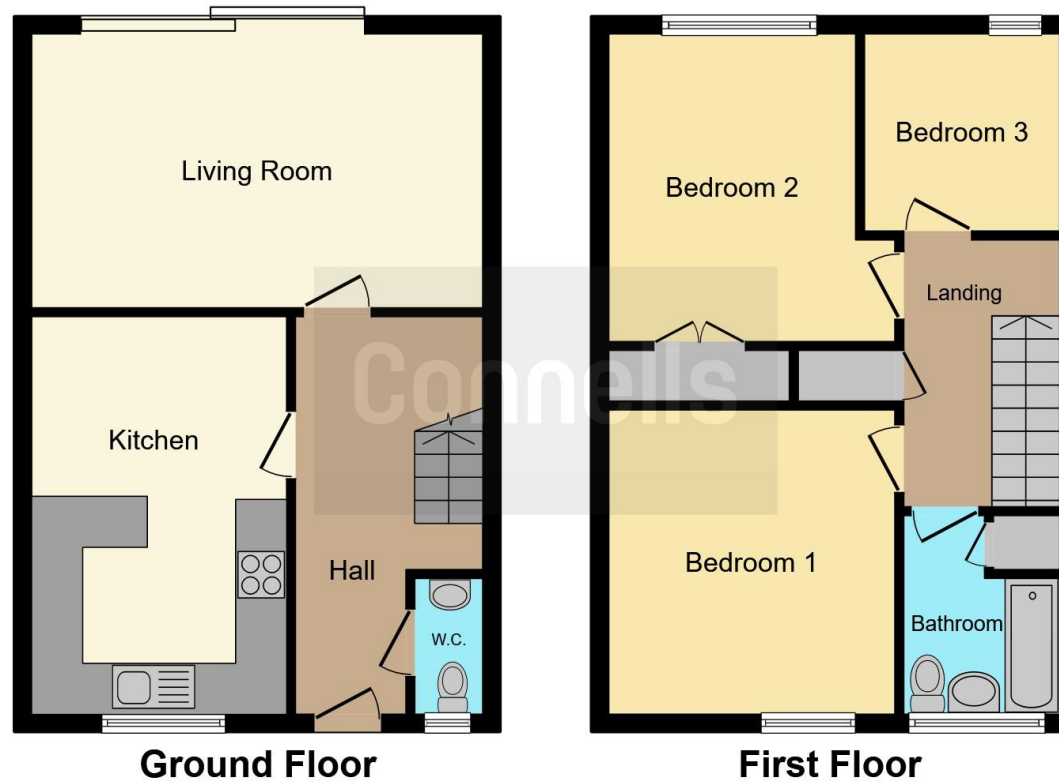
Agents Note

Please note this is a non-standard construction property, please call the office for further details.









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

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310474



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO310474 - 0004