



**Edenhall Road, Quinton Birmingham B32 1DA**

**welcome to**

## **Edenhall Road, Quinton Birmingham**

\*\*\* 3 BED SEMI-DETACHED \*\*\* DELIGHTFUL FAMILY HOME \*\*\* BEAUTIFULLY PRESENTED \*\*\* CLOSE TO LOCAL AMENITIES AND SCHOOLS \*\*\* TWO GENEROUS RECEPTION ROOMS \*\*\* MODERN FITTED KITCHEN \*\*\* UTILITY ROOM \*\*\* FRONT AND REAR GARDENS \*\*\* DRIVEWAY \*\*\*

### **Agent Note**

This property is council tax band C.

### **Entrance Porch**

Double glazed window to front & side, front door.

### **Entrance Hallway**

Tiled floor with under-floor heating, understairs storage.

### **Downstairs Shower Room**

Tiled walls, heated towel rail, low level flush w/c, wash hand basin with mixer tap, electric shower.

### **Lounge**

15' into bay. x 12' ( 4.57m into bay. x 3.66m )  
Double glazed bay window to front, central heating radiator, feature fireplace (not working).

### **Dining Room**

17' x 11' ( 5.18m x 3.35m )  
Double glazed sliding doors to rear, 2 central heating radiators, gas fireplace.

### **Kitchen**

14' x 6' ( 4.27m x 1.83m )  
Double glazed window to rear, range of wall & base units with worktops over, breakfast bar, electric hob & integrated oven with extractor hood over, sink & mini sink with drainer & mixer tap, tiled floor with under-floor heating.

### **Utility Room**

13' x 6' ( 3.96m x 1.83m )  
Double glazed frosted window to rear & door to rear garden, plumbing for utilities, central heating radiator, fitted worktops.

### **Landing**

Double glazed window to side, loft access.

### **Bedroom 1**

11' 1" x 11' ( 3.38m x 3.35m )  
Double glazed window to rear, central heating radiator.

### **Bedroom 2**

15' into bay. x 9' to wardrobe. ( 4.57m into bay. x 2.74m to wardrobe. )  
Double glazed bay window to front, central heating radiator.

### **Bedroom 3**

7' x 6' ( 2.13m x 1.83m )  
Double glazed window to front, central heating radiator.

### **Bathroom**

Double glazed frosted window to rear, tiled throughout, heated towel rail, electric shower, fitted wash hands basin with base units.

### **Separate W/C**

Double glazed frosted window to side, w/c.

### **Front Garden**

Lawned area, single driveway.

### **Rear Garden**

Lawn, small patio, shrubs & trees, enclosed.

### **Garage**

Converted into part shower room, The rest is used as storage.





***view this property online*** [shipways.co.uk/Property/HBN111744](http://shipways.co.uk/Property/HBN111744)



welcome to

## Edenhall Road, Quinton Birmingham

- 3 bed semi-detached
- Delightful family home
- Close to local amenities and schools
- Generous reception rooms
- Modern kitchen

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

offers over  
**£350,000**



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)

view this property online [shipways.co.uk/Property/HBN111744](http://shipways.co.uk/Property/HBN111744)



Property Ref:  
HBN111744 - 0011

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



[shipways.co.uk](http://shipways.co.uk)