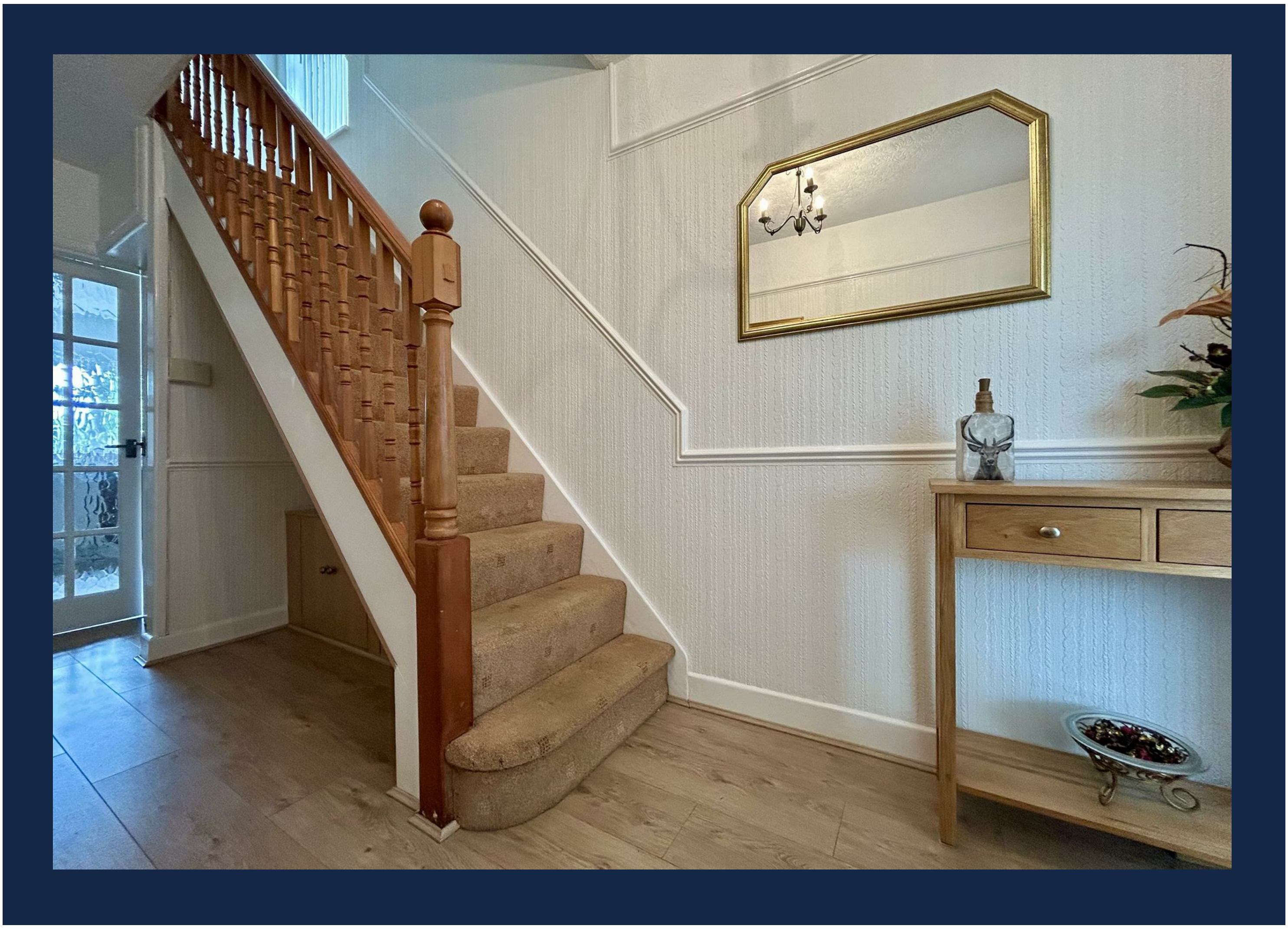
FIND YOUR HOME

71 Wilmington Road
Quinton,
Birmingham
B32 1DZ

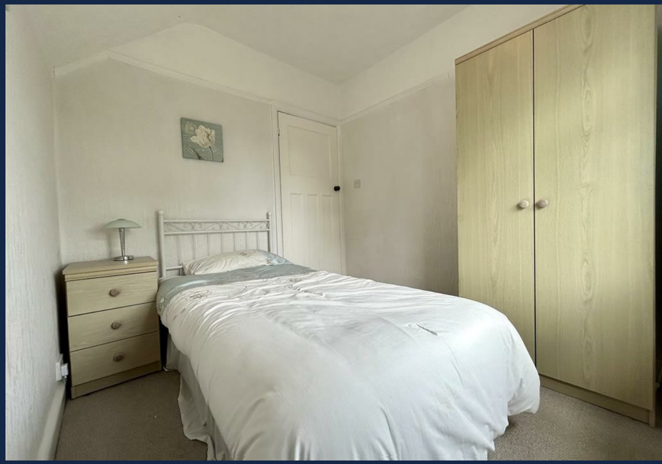
Offers In The Region Of £395,000



Nestled on the desirable Wilmington Road in Quinton, this delightful semi detached home presents an excellent opportunity for growing families or buyers looking to personalise a property and make it their own. Ideally positioned for commuters, the home offers easy access to Hagley Road West, providing a direct route into Birmingham City Centre. The road itself is quiet, with minimal through traffic, while remaining conveniently close to a range of local amenities.

In brief, the property comprises a driveway to the front, complemented by raised beds and a variety of mature shrubs offering a degree of privacy. Internally, there is a welcoming entrance porch, leading into a spacious entrance hall. The ground floor features two well-proportioned reception rooms, connected by double opening doors, alongside a modern kitchen. A garage and separate WC complete the ground floor accommodation. Upstairs, there are three bedrooms and a family bathroom. To the rear, the landscaped garden provides a generous and attractive outdoor space, ideal for entertaining, relaxing or enjoying with the family.

Whether you're looking to settle down or seeking a promising investment opportunity, this charming home on Wilmington Road offers well-proportioned accommodation, a peaceful setting and excellent access to Birmingham. Early viewing is highly recommended. JH 18/08/2026 EPC=D

Approach
Via a driveway with raised beds housing a variety of different shrubs, double glazed obscured door into the entrance porch.

Entrance porch
Two double glazed windows to the front, double glazed window to the side, two double glazed obscured windows facing into the entrance hall and double glazed obscured door into the entrance hall.

Entrance hall
Central heating radiator, stairs rising to first floor accommodation, dado rail, storage cupboard housing gas meter, further cupboard housing fuse box and electric meter, doors into the front reception room, kitchen and downstairs w.c.

Downstairs w.c.
With w.c.

Lounge 17'4" max 14'9" min x 9'6" min 10'9" max (5.3 max 4.5 min x 2.9 min 3.3 max)
Double glazed bay window to front, picture rail, central heating radiator, feature fireplace with surround, double opening glass doors into the dining room.

Dining room 9'6" x 10'9" (2.9 x 3.3)
Double glazed patio door to conservatory, inset ceiling spotlights, central heating radiator.


Conservatory 9'2" x 9'6" (2.8 x 2.9)
Double glazed French doors to rear, double glazed windows to the sides.

Kitchen 11'1" x 11'1" (3.4 x 3.4)
Double glazed window to rear, double glazed obscured door into the side passage, gloss wall and base units with square top surface over, splashback tiling to the walls, integrated double oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, half height fridge and integrated half height freezer.

Side passage
Double glazed obscured window to rear, glass door into the garage., skylight, central heating boiler.

Garage 8'2" x 19'8" (2.5 x 6.0)
Up and over garage door.

First floor landing
Double glazed obscured window to the side, picture rail, dado rail, doors to bedrooms and bathroom.

Bedroom one 10'9" min 14'1" max x 10'9" max 9'10" min (3.3 min 4.3 max x 3.3 max 3.0 min)
Double glazed bay window to front, central heating radiator.

Bedroom two 12'9" x 10'5" (3.9 x 3.2)
Double glazed window to rear, central heating radiator, fitted wardrobes, picture rail.

Bedroom three 7'10" x 8'10" (2.4 x 2.7)
Double glazed window to the rear, central heating radiator, picture rail.

Bathroom
Double glazed obscured window to front, central heating radiator, vanity set with w.c. and heritage wash hand basin, bath with telephone mixer tap and shower over.

Rear garden
Slabbed patio area with dwarf brick wall and railings and step down to a lawn with stepping stone through the lawn to a further stone chipping area at rear with the garden having shrub borders, shed to the rear.

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.

TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is C

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk