

Grove.

FIND YOUR HOME



60 Grayswood Park Road
Quinton,
Birmingham
B32 1HE

Offers In Excess Of £400,000

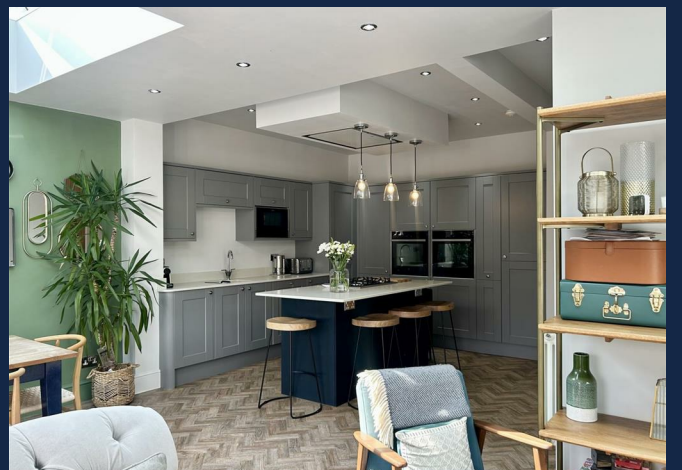
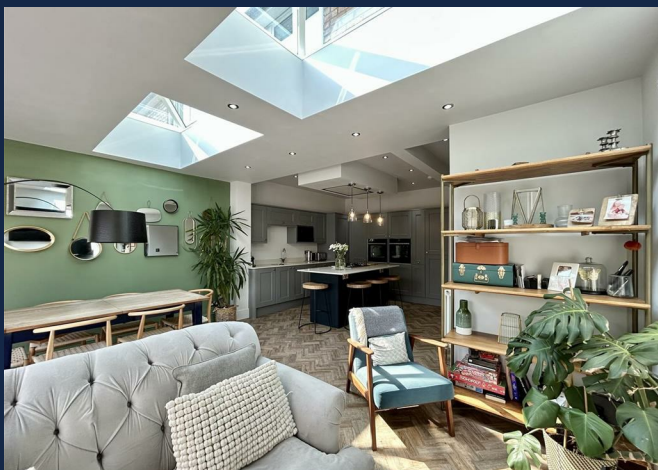
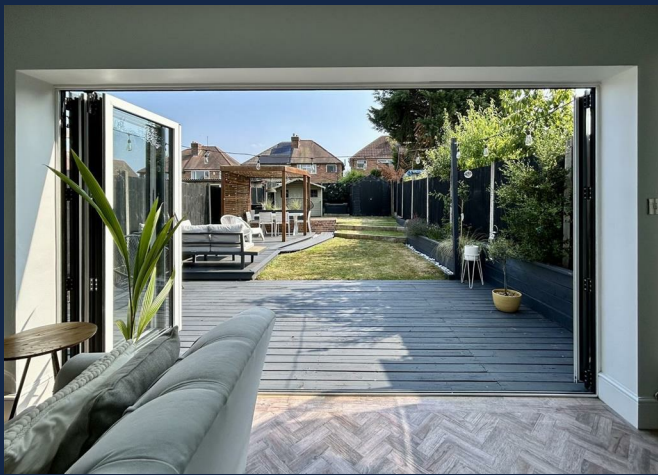


Situated in a quiet residential area of Quinton, Birmingham, this beautifully presented semi detached home on Grayswood Park Road offers the perfect combination of modern living and everyday convenience. Boasting stylish open plan accommodation, contemporary finishes throughout and excellent transport links into Birmingham City Centre, this is a home not to be missed.

The property briefly comprises a driveway to the front with shared access to the rear. Inside, an entrance porch leads into a welcoming hallway, providing access to a cosy front reception room featuring a charming log burner. To the rear, the property opens into a stunning open plan kitchen, dining and living space, flooded with natural light from bifold doors and orangery style roof lanterns. Designed with both family life and entertaining in mind, this impressive space is further complemented by a separate utility room and a convenient ground floor w.c. The ground floor is finished with Karndean flooring. Upstairs, there are three well proportioned bedrooms and a modern family bathroom. Outside, the landscaped rear garden creates a seamless extension of the living space, providing an ideal setting for relaxing or entertaining during the warmer months.

Whether you're a growing family or professional looking for a quick commute into Birmingham, this exceptional home presents a fantastic opportunity to enjoy stylish, comfortable living in a highly sought after location. Early viewing is highly recommended. JH 20/07/2026 EPC=D







Approach

Via block paved driveway with raised brick bed housing a variety of shrubs, double opening glass arched door opening into the entrance porch.

Entrance porch

Stained glass door and windows leading into the entrance hall.

Entrance hall

Victorian style central heating radiator, stairs to first floor accommodation, under stairs storage cupboard housing the gas meter, doors into front reception room, open planning living area and downstairs w.c., throughout the ground floor is Karndean flooring.

Lounge 11'5" min 14'1" max x 11'9" max 10'5" min (3.5 min 4.3 max x 3.6 max 3.2 min)

Double glazed stained glass bay window to front, central heating radiator, coving to ceiling, feature log burner.

Downstairs w.c.

Low level flush w.c., vanity style wash hand basin with mixer tap, splashback tiling.

Open plan living area 24'7" max 12'1" min x 16'4" max 14'1" min (7.5 max 3.7 min x 5.0 max 4.3 min)

Double glazed bifold doors to rear, two orangery style roofs, three Victorian style central heating radiators, wall and base units with square top surface over, splashbacks to match, integrated fridge, freezer, microwave, double oven and dishwasher, gas hob with extractor over, door into the utility space.











Utility area 4'3" max x 7'2" max (1.3 max x 2.2 max)
Housing the central heating boiler, fuse box and space for washing machine and tumble dryer.

First floor landing
Double glazed obscured window to side, loft access with ladder, doors into bedrooms and family bathroom.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, bath with mixer tap, shower and vanity wash hand basin with mixer tap.

Bedroom one 11'1" min 14'5" max x 10'9" max 9'6" min (3.4 min 4.4 max x 3.3 max 2.9 min)
Double glazed stained glass bay window to the front, Victorian style central heating radiator.

Bedroom two 10'5" x 11'9" (3.2 x 3.6)
Double glazed window to rear, Victorian style central heating radiator.

Bedroom three 6'6" x 7'10" (2.0 x 2.4)
Double glazed window to front, central heating radiator.

Garden
Decked patio area with pergola, sleeper steps to lawn with further decked area and two sheds.

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.

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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.



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