



26 Worlds End Lane, Quinton

£375,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom semi-detached home for sale. Situated on Worlds End Lane, the property benefits from a full garage conversion and is conveniently located for Harborne, Birmingham City Centre, the Queen Elizabeth Hospital and the University of Birmingham. The property comprises driveway parking, entrance porch and hallway, spacious lounge, separate living room, dining room, modern fitted kitchen, ground floor bedroom and shower room. Upstairs offers three double bedrooms, a further single bedroom and a modern family bathroom. To the rear is a private garden with a substantial summer house and decked seating area.





Entrance Porch / Hallway

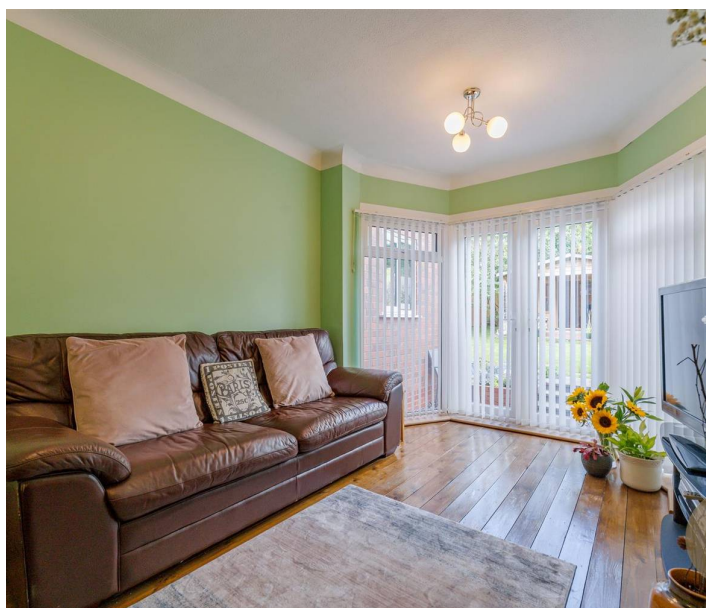
Obscure glazed porch door along with partially glazed front door. Central heating radiator, ceiling light point and beneficial understairs storage cupboard.

Lounge

Spacious lounge benefitting from double glazed bay window to front elevation, central heating radiator, ceiling light point and feature electric fireplace.

Living Room

UPVC patio doors leading to garden along with double glazed window. Feature fireplace, central heating radiator and ceiling light point.



Dining Room

Boasting additional space leading from the kitchen, with fitted wall unit and ceiling light point.





Kitchen

Modern fitted kitchen with a range of fitted units, including built in oven and gas hob. Plumbing for appliances, breakfast bar, ceiling light point, dual aspect windows to rear and side elevation along with rear patio door.

Bedroom Four

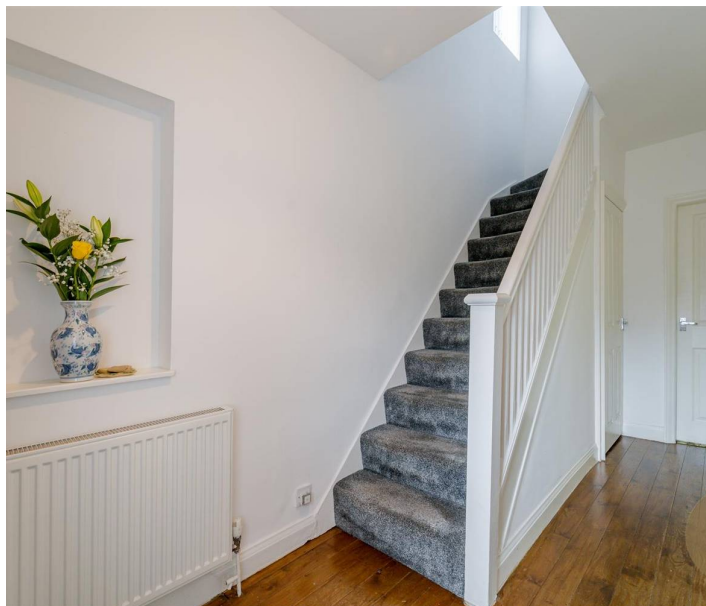
Fantastic multipurpose room, allowing for study, play room or fourth bedroom. Double glazed window to front elevation, ceiling light point, central heating radiator and access to en-suite shower room.



Shower Room

Walk in mains shower cubicle, low level flush WC and vanity unit. Tiled walls, medicine cabinet, towel radiator and ceiling light point.





Landing

Spacious landing with open bannister and access to pull down loft hatch. Ceiling light point and double glazed window to side elevation.

Master Bedroom

Large master bedroom benefitting from bay window to rear elevation, central heating radiator and ceiling light point.

Bedroom Two

Spacious double bedroom with bay window to front elevation, ceiling light point and central heating radiator.





Bedroom Three

Bedroom three offers double glazed window to front elevation, central heating radiator and ceiling light point.

Bathroom

Mains shower over bath, low level flush WC and hand wash basin. Towel radiator, ceiling light point and obscure glazed dual aspect windows to side and rear elevation.



Garden

Private rear garden, predominantly laid to lawn with fenced boundaries. Boasting an impressive Summer House, complete with covered seating area.



Council Tax band: C

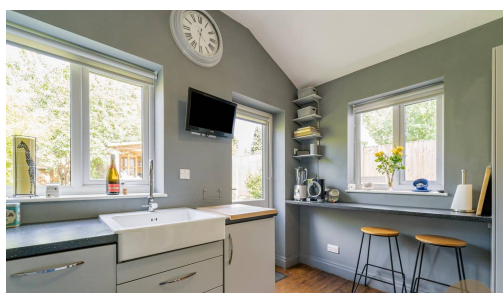
Tenure: Freehold

EPC Energy Efficiency Rating: D

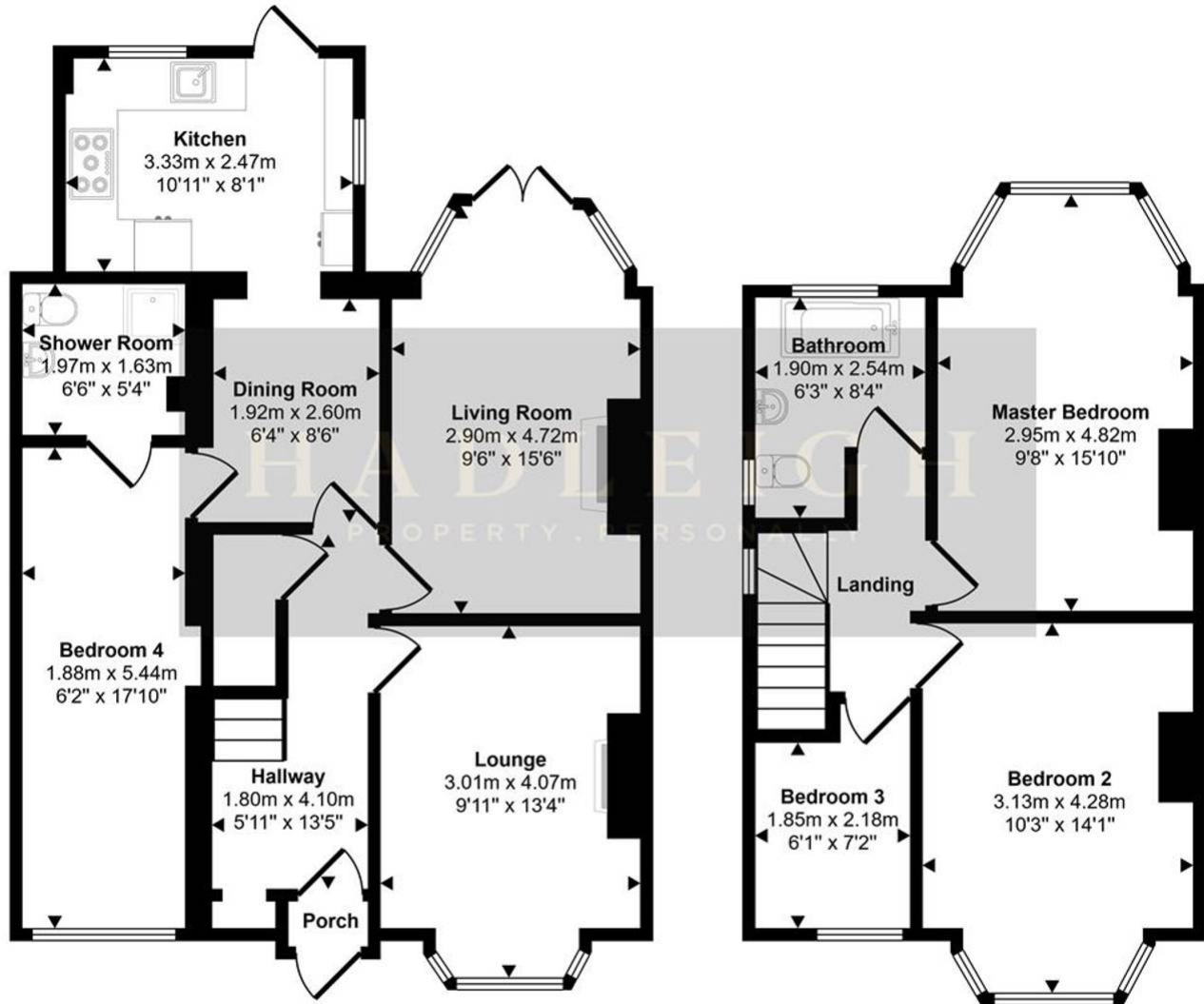
EPC Environmental Impact Rating: E



- Four bedroom semi-detached home
- Ground floor bedroom & shower room
- Three reception rooms
- Modern fitted kitchen
- Driveway parking
- Large summer house



Approx Gross Internal Area
106 sq m / 1138 sq ft



Ground Floor
Approx 65 sq m / 697 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.