



**Connells**

Higgins Lane  
Quinton



## Property Description

This beautifully presented three-bedroom family home is ideally located in popular quinton, with excellent access to local amenities, reputable schools, transport links and the queen Elizabeth Hospital.

Lovingly maintained by the current owners, the property benefits from off-road parking to the front and rear garage, offering ample parking and storage.

Inside, the home offers spacious accommodation, including a bright and welcoming lounge and a beautifully fitted dining kitchen, ideal for everyday family living and entertaining.

to the first floor are three well-proportioned bedrooms and a modern family bathroom.

Outside, there is a beautifully maintained rear garden providing a private and peaceful space to relax, entertain or enjoy with the family.

## Approach

Set back behind a driveway for several cars.

## Porch

Enclosed porch, door leading to;

## Entrance Hallway

Ceiling light point, panelled radiator, doors and stairs off.

## Lounge

13' 5" x 9' 7" ( 4.09m x 2.92m )

Ceiling light point, panelled radiator, feature fireplace, window to front.

## Kitchen/Dining Room

17' 6" x 10' 3" ( 5.33m x 3.12m )

Matching wall and base units, sink with drainer and mixer tap, integrated oven, hob, and microwave, extractor fan, space for dining room table, window to rear, laminated flooring, door to utility, storage cupboard.

## Utility

12' 11" x 6' 2" ( 3.94m x 1.88m )

Ceiling light point, plumbing for washing machine, doors to front and rear.

## Landing

Ceiling light point, loft access, window to side.

## Bedroom One

13' 11" x 9' 10" ( 4.24m x 3.00m )

Ceiling spotlights, panelled radiator, built-in wardrobes, window to rear.

## Bedroom Two

11' 2" x 10' 8" ( 3.40m x 3.25m )

Ceiling spotlights, panelled radiator, windows to front, laminated flooring.

## Bedroom Three

7' 6" x 7' 5" ( 2.29m x 2.26m )

Ceiling light point, panelled radiator, window to front, laminated flooring.

## Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, heated towel rail, ceiling light point, fully tiled, window to rear.

## Garden

Two patios, central lawn, flower borders, gate giving access to rear garden.

## Garage

Garage to rear, up and over door to the front, additional door to the rear.

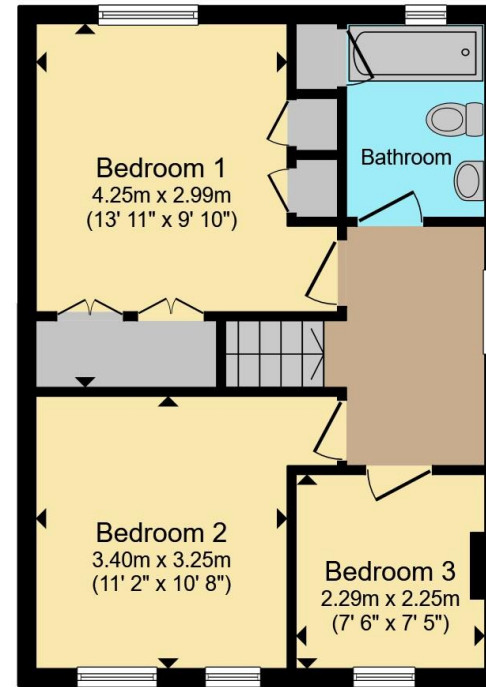








**Ground Floor**



**First Floor**

Total floor area 87.7 m<sup>2</sup> (944 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
BIRMINGHAM B17 9QE

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO311040](http://connells.co.uk/Property/HBO311040)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO311040 - 0003