



Glyn Farm Road, Quinton, Birmingham, B32 1NP

- Well Presented Traditional Semi-Detached Family Home
- Popular Residential Location with Local Amenities in Very Close Proximity
- Modern Kitchen and Bathroom Fittings
- Ideal First Time Purchase or Investment Property
- Three Good Sized Bedrooms
- South Facing and Secluded Rear Garden
- Excellent Transport Links Nearby to QE Medical Complex and Birmingham City Centre
- EPC Rating - D

Asking Price £235,000



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DESCRIPTION

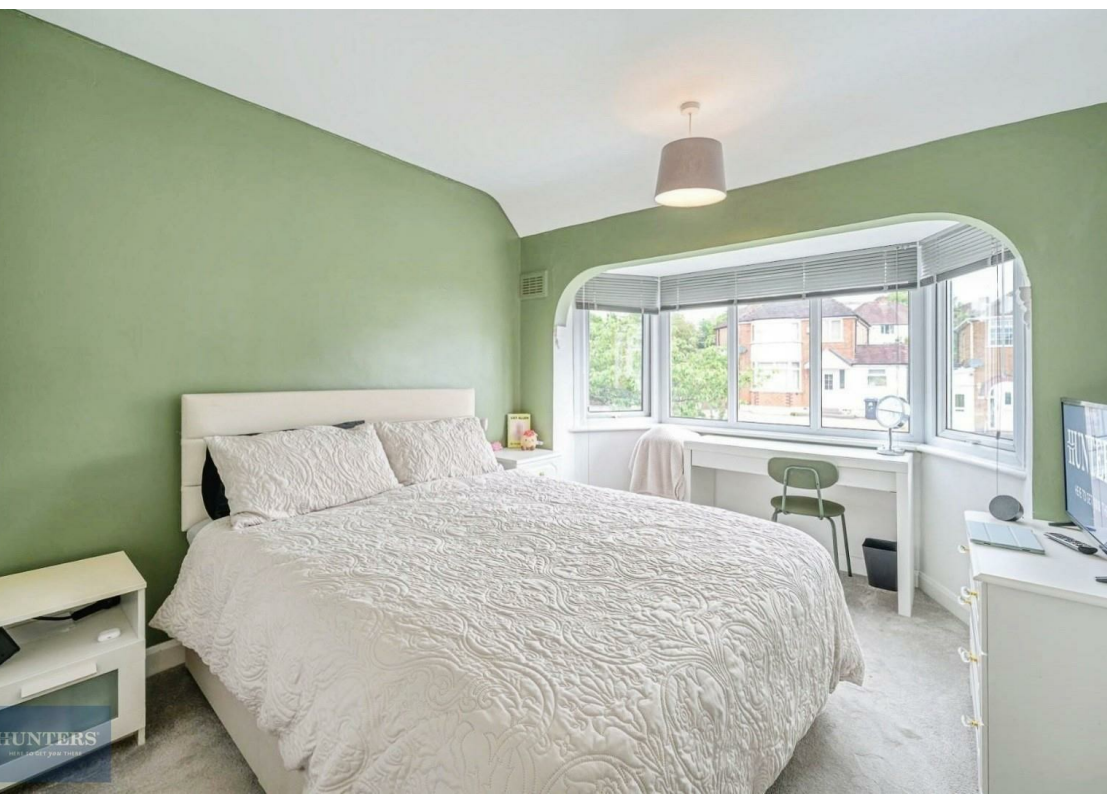
A superbly presented traditional semi-detached family home situated within this popular neighborhood within the Quinton area. Ideally positioned close-by to a number of local amenities this three bedroom property has been maintained to an excellent standard and additionally benefits from a secluded south facing rear garden. Ideal for first time purchasers or possible investment.

The property has gas central heating and is primarily double glazed. Set back from the road via a well maintained front garden, it does provide scope for off road parking subject to the relevant planning permissions. As you enter into the entrance hall there are stairs to the first floor with storage underneath, with access into a through reception room, a light and airy space with bay window at the front and patio doors out to the garden at the rear, providing plenty of room for both living and dining room furniture. A refitted kitchen comprises wall and base level units with complimentary work surfaces and matching up-stand, there is an integrated oven and electric hob with extractor fan with space for washing machine. A side alley provides covered access from the front to the rear garden, there is potential to install a washing machine, provided the necessary plumbing is installed.

The upstairs accommodation provides three well proportioned bedrooms, complimented perfectly by a partly tiled bathroom suite comprising WC, vanity sink unit and bath with separate rainfall shower.

Outside at the rear is a large secluded garden which is south facing, providing patio and pathway down the garden, stone patio area ideal for outdoor seating and a lawn space.







Ground Floor

First Floor

Total floor area 86.9 m² (936 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

Viewings

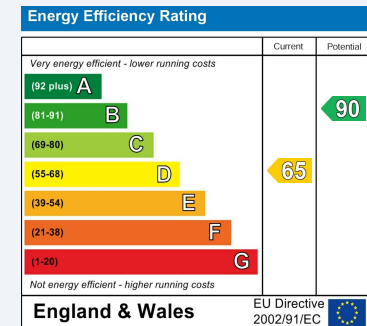
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.