

# HUNTERS<sup>®</sup>

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## Kitwell Lane

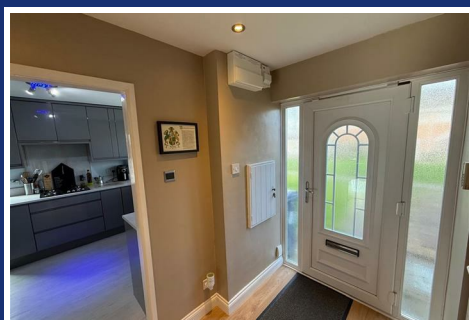
Quinton, Birmingham, B32 4DA



# Kitwell Lane

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£240,000



## Front of The Property

To the front of the property there is a pathway, outside light and gated side access leading to rear garden.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, door to lounge diner and open to kitchen, laminate floor, recessed spotlights and a central heating radiator.

## Kitchen

10'9" x 9'10" (3.3 x 3 )

Open from entrance hall, fitted with a range of matching wall and base units, worksurfaces with matching upstands, one and a half sink and drainer, integrated eye-level oven and grill, separate gas hob, cooker hood over, space for tall standing fridge freezer, dishwasher, plumbing for washing machine, double glazed window to front and double glazed door to side.

## Lounge Diner

15'8" x 15'1" (4.8 x 4.6)

With a door leading from entrance hall, comfortable space for seating and dining, feature fire place with electric fire, storage cupboard, laminate floor, double glazed patio doors to rear and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various rooms, storage cupboard, loft access and recessed spotlights.

## Bedroom One

13'5" x 9'10" (4.1 x 3 )

With a door leading from landing, laminate floor, double glazed window to rear and a central heating radiator.

## Bedroom Two

12'5" x 7'10" (3.8 x 2.4 )

With a door leading from landing, built-in storage, double glazed window to front and a central heating radiator.

### Bedroom Three

10'5" x 6'2" (3.2 x 1.9 )

With a door leading from landing, built-in storage, double glazed window to rear and a central heating radiator.

### Bathroom

With a door leading from landing, bath with shower over, WC, wash hand basin set into vanity unit, tiled floor and walls, shaver point, recessed spotlights, extractor, double glazed window to front and a chrome central heating towel rail.

### Garage

Accessed from the rear of the property, up and over door to front and useful storage space.

### Garden

With double glazed doors leading from kitchen and lounge diner, lawn, shrubs and gated side access leading to the side of the property.

### Directions

The property is accessed off either Woodside Way or Woodvale Road which leads onto Pinewood Drive.



