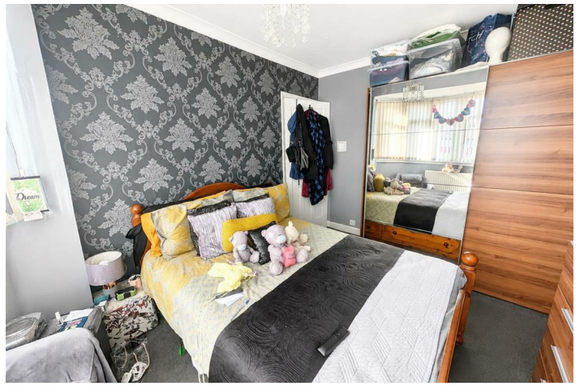
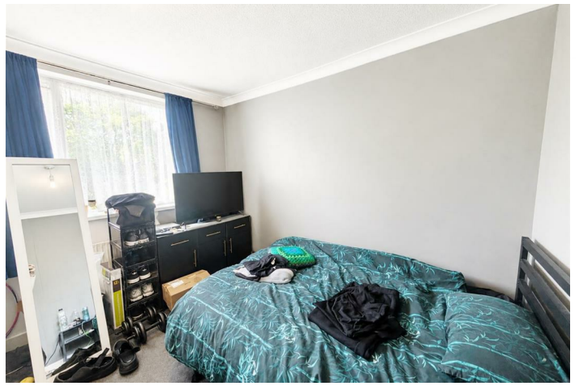
105 Quinton Road West, Birmingham, B32 2RE

105 Quinton Road West, Birmingham





Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.c

This well-presented three-bedroom property offers an excellent combination of space, style, and convenience, making it an ideal family home. Upon entering, you are welcomed by a bright entrance hallway leading into a spacious lounge, featuring a bay window allowing much natural sunlight through. To the rear of the property is a generous open-plan kitchen and dining area, providing the perfect space for both everyday family life and entertaining. The kitchen is fitted with a range of modern integrated appliances and offers ample space for a dining table and chairs. A door from the kitchen provides access to the rear garden. Outside, the well-maintained rear garden has been thoughtfully landscaped and features a partially paved patio area, ideal for outdoor seating, along with a storage shed to the rear, offering practical additional storage. The property is ideally situated with excellent transport links, providing direct access to Birmingham City Centre, the Queen Elizabeth Hospital, and the motorway network, making it a superb choice for commuters and families alike.

Offers Over £265,000 - Freehold

Hicks Hadley

Entrance hallway 9'10" x 5'2" (3.0 x 1.6)
Glazed door fitted to the front elevation with glazed panels fitted either side allowing much natural sunlight through.

Lounge 20'2"x 12'5" (6.15mx 3.8m)
Double glazed bay style window fitted to the front elevation, under stairs cupboard fitted, Central heating radiator fitted to the side and front elevation.

Kitchen/Diner 15'1" x 10'9" (4.60m x 3.28m)
Two double glazed windows fitted to the rear elevation, large storage cupboard, central heating radiator fitted to the inside elevation, appliance for fridge freezer, washing machine and dishwasher, oven fitted with four ring gas hob, one bowl stainless steel sink fitted with mixer tap, partially tiled walls, coving fitted above.

Landing 6'6" x 3'6" (2.0 x 1.07)
Double glazed window fitted to the side elevation, Loft access above.

Bedroom one 9'6" x 9'3" (2.9m x 2.84m)
Double glazed bay style window fitted to the front elevation, central heating radiator fitted to the front elevation.

Bedroom two 6'9" x 5'8" (2.06m x 1.75m)
Double glazed window fitted to the rear elevation, central heating radiator fitted to the rear elevation.

Bedroom three 10'4" x 9'3" (3.15m x 2.84m)
Double glazed window fitted to the front elevation, central heating radiator fitted to the side elevation.

Shower room 6'2" x 5'6" (1.9 x 1.7)
Privacy glazed window fitted to the rear elevation, Walk in shower cubicle, thermostatic shower with waterfall effect shower head fitted, partially tiled walls, sink with chrome mixer tap fitted and vanity unit underneath, chrome towel radiator fitted, low flush w.c fitted.

External
To the front of the property sits a driveway with a brick built wall and a mature lawn with planting, side access gate, to the side and rear of the property sits a slabbed patio area with mature lawn and planting.

Summer house
Fitted with lighting and electric.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - //checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band :C

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof. All information has been provided by the vendor, please confirm details with a chosen solicitor.

Hicks Hadley