

## 76 QUINTON LANE, QUINTON, B32 2TX



A COPIOUSLY EXTENDED AND FULLY MODERNISED FOUR BEDROOM, SEMI DETACHED FAMILY HOME, SITUATED IN QUINTON WITHIN CLOSE PROXIMITY TO A PLETHORA OF AMENITIES AND EXCELLENT TRANSPORT LINKS. BENEFITING FROM SOUTH WESTERLY FACING GARDEN AND UNDERFLOOR HEATING WHERE STATED.

£350,000

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## Location

QUINTON LANE is a popular and convenient location approached from Ridgacre Road. There are excellent schools for children of all ages and public transport facilities. Local shopping is close at hand and access to the motorway system can be gained at Junction 3 of the M5.

## Introduction

QUINTON LANE is an exclusive semi detached residence, set back from the road on a generous corner plot. Offering an excellent standard of accommodation throughout, the gas centrally heated and double glazed family home briefly; comprises reception hall, guest cloakroom/utility, living room, family room, breakfast kitchen and dining room. At first floor level there are four bedrooms, bathroom and en suite shower room to the master. To complement the property there is a generous driveway and enclosed rear garden.

## Entrance Hall

Having double glazed composite front door to front elevation, staircase rising to first floor landing, tiled flooring with underfloor heating, ceiling light point and understairs storage cupboard

## Lounge

11'6" into bay X 10'10" (3.51m into bay X 3.30m) Double glazed bay window to front elevation, central heating radiator and carpet flooring



## Dining Room

11'7" X 9'11" (3.53m X 3.02m) Double glazed window to front elevation, tiled wood effect flooring with underfloor heating and ceiling light point



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## Breakfast Kitchen

14'0" X 13'6" (4.27m X 4.11m) Double glazed window to rear elevation and skylight, a range of wall and base units with contrasting work surfaces, ceramic 1½ bowl sink with drainer and mixer tap, integrated double door oven, five ring gas hob with extractor over, integrated dishwasher, tiled splashback and space for American style double fridge freezer. Tiled flooring with underfloor heating, ceiling spotlights, pendant ceiling point, integrated ceiling speakers, door into utility room and double glazed door to side elevation



## Utility Room

9'5" X 4'5" (2.87m X 1.35m) Having low level wc, wash hand basin, plumbing for washing machine and tiled flooring with underfloor heating



## Family Room

13'9" X 10'9" (4.19m X 3.28m) Double glazed bay window to rear elevation with French doors, integrated ceiling speakers, gas feature fireplace, ceiling light point and carpet flooring



## First Floor Accommodation

Staircase rising from ground floor entrance hall to first flooring landing



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## Master Bedroom

13'4" X 9'10" (4.06m X 3.00m) Double glazed window to front elevation, carpet flooring, central heating radiator, ceiling light point and double door wardrobe



## En Suite

Having double glazed window to rear elevation, walk in shower cubicle with smoked glass screen and shower over, low level wc, wash hand basin, part tiled walls, vertical central heating radiator and ceiling spotlights



## Bedroom Two

13'7" into bay X 10'9" (4.14m into bay X 3.28m) Double glazed bay window to rear elevation, carpet flooring, ceiling light point and central heating radiator



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## Bedroom Three

12'3" into bay X 10'10" (3.73m into bay X 3.30m) Double glazed window to front elevation, ceiling light point, central heating radiator and carpet flooring



## Bedroom Four

6'5" X 6'0" (1.96m X 1.83m) Double glazed window to front elevation, central heating radiator, carpet flooring and ceiling light point

## Family Bathroom

Obscure double glazed window to rear elevation, panelled bath with shower over and glazed screen, low level wc, vanity unit with wash hand basin, part tiled walls, Xpelair, central heating towel radiator and ceiling spotlights



## Outside

Having outdoor lighting, flagstone patio providing an excellent seating area and vast views



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## **South West Facing Rear Garden**

Generous lawn with fenced perimeter and further rear patio



## **General Information**

**POSSESSION:** Vacant possession will be given upon completion of the sale.

**SERVICES:** Mains electricity, gas, water and drainage are available

**LOCAL AUTHORITY :** Birmingham City Council - 0121 303 9944

**WATER AUTHORITY:** Severn Trent Water - 0345 500500

**TENURE:** The agents are advised that the property is freehold.

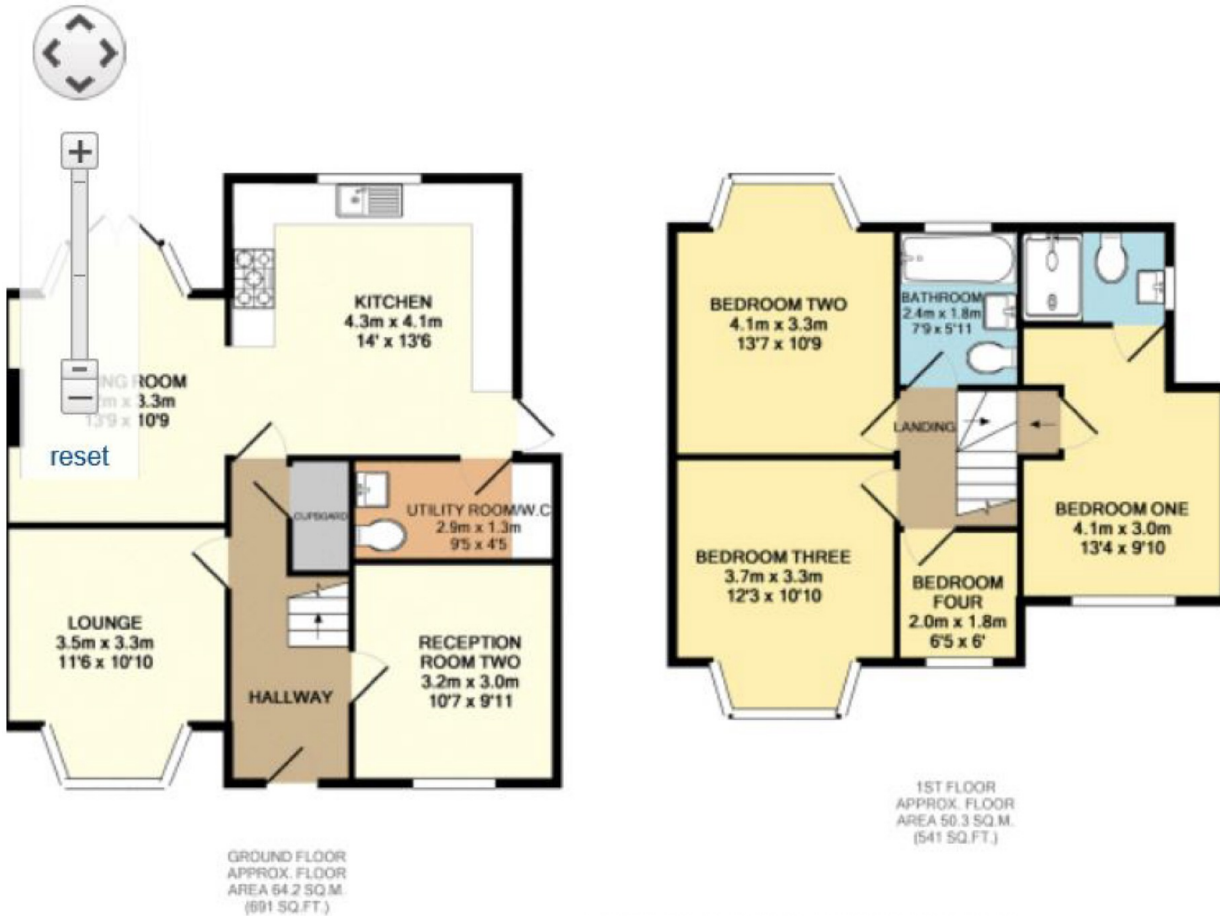
**FIXTURES and FITTINGS:** All items not mentioned in these particulars are excluded from the sale.

**VIEWING:** Strictly by appointment with the selling agents, Hadleigh Estate Agents on 0121 427 1213.



## Master Floorplan Image

[View in fullscreen](#)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### MISREPRESENTATION ACT 1967

"These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested".

### MISDESCRIPTION ACT 1991

"The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts".