



smarthomes

## Quarrington Grove

Kings Heath, Birmingham, B14 4RA

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Family Bathroom

**Offers Over £200,000**

EPC Rating TBC

Current Council Tax Band B





## Property Description

The property is set back from the road behind a lawned fore garden and generous gravel driveway providing off road parking extending to gated side access and canopy porch with UPVC double glazed front door leading through to

### Entrance Hallway

With slate effect tiled flooring, ceiling light point, stairs leading to the first floor accommodation and door leading through to



### **Lounge to Front**

14' 1" x 12' 9" (4.29m x 3.89m) With double glazed window to front elevation, radiator, ceiling light point, wall lighting, coving to ceiling, brick fireplace with gas fire and archway leading into

### **Inner Lobby**

With under-stairs recess and door leading into



### **Re-Fitted Kitchen to Rear**

6' 4" x 10' 7" (1.93m x 3.23m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine, radiator, ceiling light point, wood effect flooring, double glazed window to rear, double glazed door leading out to the rear garden and double louvre doors to



### **Pantry**

6' 6" x 4' 9" (1.98m x 1.45m) Having the potential for guest WC with plumbing and double glazed window to rear

### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window to side, ceiling light point, access to loft space and doors leading off to

#### **Bedroom One to Front**

15' 10" max x 9' 2" (4.83m x 2.79m) With two double glazed windows to front elevation, over-stairs store cupboard, radiator and ceiling light point

### Bedroom Two to Rear

11' 6" x 8' 2" (3.51m x 2.49m) With double glazed window to rear elevation, wall mounted boiler and ceiling light point

### Re-fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, ladder style radiator and ceiling light point

### Rear Garden

Being mainly laid to lawn with paved patio, timber potting shed, fencing to boundaries and paved access to front

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band - B

