



Bloore King & Kavanagh

Sales & Lettings



393 Quinton Road West
Birmingham, B32 1QE

Offers In The Region Of £250,000

Approach

Block paved driveway offering off road parking via a dropped kerb for two vehicles comfortably. Shared side access available.

Entrance Hallway

Laminate flooring laid. Built in cupboard housing meters. Stairs leading to first floor accommodation with under stairs recess available. Doors into kitchen and lounge.

Lounge

Window to front. Laminate flooring laid.

Fitted Kitchen Diner

A contemporary range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor hood over, built in electric oven/grill and integral under counter fridge and under counter freezer. Window and double French patio doors opening to the rear. Partly tiled walls and tiled flooring. Opening into:

Utility Area

Windows to side and rear. Access to rear via side patio door. Low level units installed incorporating: 1 1/2 stainless steel sink and drainer unit installed over and dual plumbing for a washer and dishwasher. Door into:

Downstairs Wc

Low level flush WC and hand basin installed.

Landing

Loft access available. Built in airing cupboard housing boiler. Doors to all upstairs rooms.

Bedroom One

Windows to front. Built in wardrobe storage available.

Bedroom Two

Window to rear. Built in wardrobe storage.

Bedroom Three

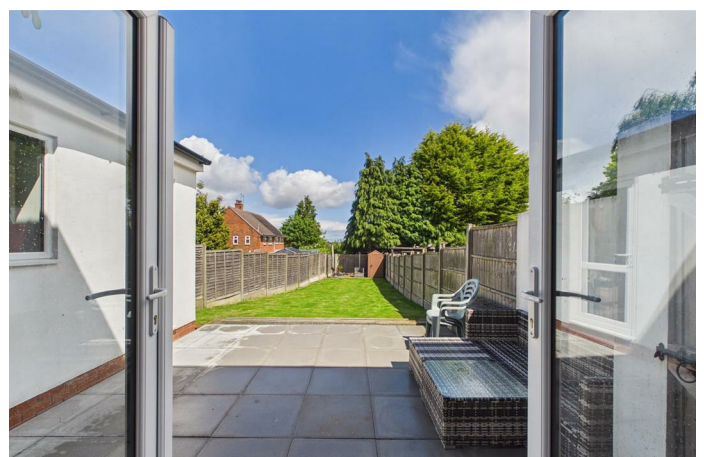
Window to front. Over stairs built in store.

House Bathroom

Window to rear. Three piece bathroom suite comprising of; paneled bath with mains fed shower unit over, vanity unit wash hand basin and low level flush WC. Heated towel rail installed. Partly tiled walls and vinyl flooring.

Rear of Property

Landscaped garden offering a slabbed dining patio area with side access available, with sleeper steps leading down to the large garden mainly laid to lawn. A second slabbed area is installed at the very rear of the garden which currently houses a storage shed.



Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





Floor 0



Floor 1



Approximate total area⁽¹⁾
86.2 m²
927 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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