



Quinton Close, Solihull

Offers Around £300,000

- SEMI DETACHED
- OFF ROAD PARKING
- EXTENDED KITCHEN AND DINING ROOM
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SINGLE GARAGE
- CONSERVATORY
- WELL MAINTAINED GARDENS

A three bedroomed semi detached property in a popular area of Solihull. With detached garage, good sized private garden and off-road parking the property is the full package.

Quinton Close is off Gaydon Road, off Ventnor Road which leads indirectly off Old Lode Lane. The property close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where there is a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroomed semi detached property behind a drive and fore garden leading to the front door.

ENTRANCE PORCH

Accessed via composite front door leading to inner door to hallway

ENTRANCE HALL

A through hall allowing access to the living room and kitchen with ceiling lighting and wall mounted radiator.

LIVING ROOM

14'9" x 11'5" (4.51 x 3.48)



A good sized living room with bay window to front elevation. Having a gas fire place, ceiling light and wall mounted radiator with double opening doors leading through to the dining room

DINING ROOM

14'3" x 8'4" (4.36 x 2.56)



An extended room with access through to conservatory via sliding doors. With ceiling light and wall mounted radiator.

KITCHEN

8'4" x 14'3" (2.56 x 4.36)



A fully fitted kitchen breakfast room with a range of wall mounted and base units with worktop over. With integrated appliances including electric oven, gas hob, electric extractor, 1 bowl sink with drainer and mixer tap over, space for fridge freezer, plumbing and space for washing machine and dryer. With ample room for a breakfast table and a window to the rear elevation over looking the gardens. Having a door onto the covered side passage.

CONSERVATORY

8'8" x 9'0" (2.65 x 2.75)

A brick bottom conservatory with door onto patio.

COVERED SIDE PASSAGE

A covered side passage with access through from front to back via UPVC doors.

BEDROOM ONE
10'0" x 13'0" (3.06 x 3.98)



A good sized double room with window to rear elevation. with ceiling light and wall mounted radiator. Benefitting from built in wardrobes.

BEDROOM TWO
11'0" x 12'3" (3.37 x 3.74)



Another double room with bay window to front elevation, ceiling light and wall mounted radiator.

BEDROOM THREE
7'0" x 8'5" (2.15 x 2.57)

A single room with built in wardrobe with a window to front elevation. Having ceiling light and wall mounted radiator.

FAMILY BATHROOM
7'5" x 5'10" (2.28 x 1.78)



A fitted bathroom with bath and shower screen with thermostatic shower, wash basin and toilet, with window to rear elevation and radiator with access into airing cupboard.

GARAGE

A single garage with up and over metal door with vehicular access from the rear.

OUTSIDE



To the front we have a half paved and half planted for garden allowing for off road parking that could be increased. To the rear we have a good sized garden laid mainly to lawn with side path leading to garage and garden shed. The property has rear vehicular access to the garage and back gate.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



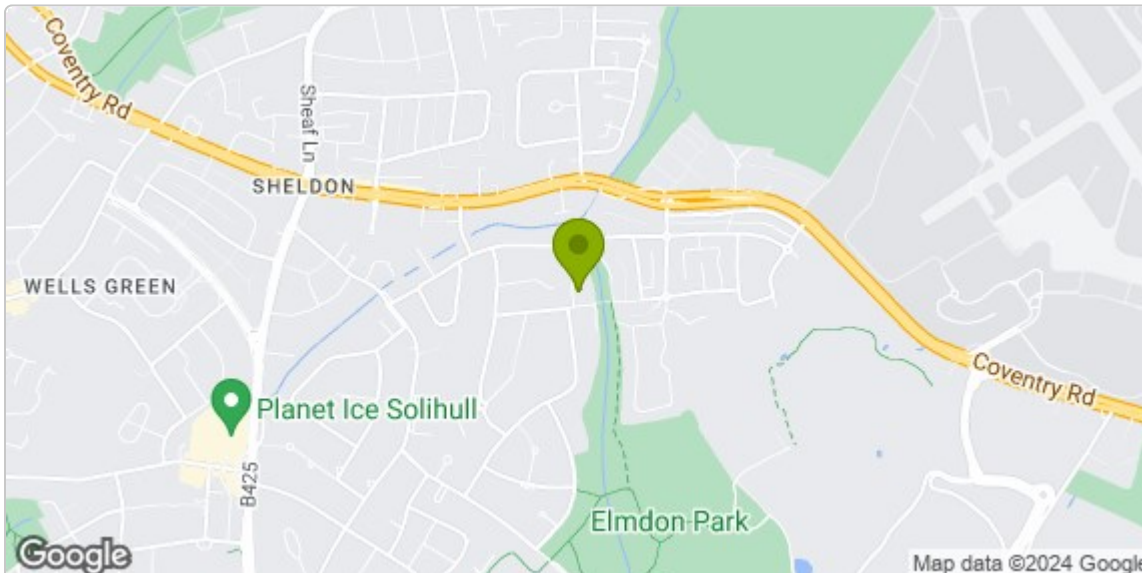
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
6 Quinton Close Solihull
Solihull B92 9BL

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	