



70 Fleming Road
Birmingham,
B32 1ND

Guide Price £210,000

...doing things differently



"FANTASTIC FOUR BEDROOM FAMILY HOME" This four bedroom semi has been extended and improved over the years and offers spacious accommodation throughout. In brief the property comprises of good sized driveway to front providing parking for numerous cars, entrance hallway, two reception rooms, kitchen with utility off, spacious conservatory to the rear. To the first floor are four good sized bedrooms and house bathroom with the additional a good sized rear garden, central heating and double glazing throughout this property must be viewed to be appreciated. LA 30/10/19 V1 EPC=C



Lex Allan Grove loves...
the spacious
accommodation







Location

Quinton lies in the western suburbs of Birmingham Metropolitan Borough adjacent the suburbs of Harborne and Bartley Green and is separated from Halesowen and the rest of the Black Country by the M5 motorway. Once a small village on the outskirts of Halesowen parish it was eventually incorporated into Birmingham Borough Council in 1909. During the 1930's Quinton underwent extensive development and the area today is predominately traditional bay front semi-detached and detached houses alongside Local Authority housing built around the same time, the majority of which has been purchased by private owners over the years. It luckily escaped factory development following objections by the residents of Edgbaston. The stunning Art Deco cinema on Hagley Road provides its most well known landmarks. Originally opened as the Danilo it has an interesting history. During WW2 it housed an anti-aircraft battery and was a base for the Home Guard. It has been a venue for live music playing host to the likes of Billy Fury and Marty Wilde today is owned by Reel and continues as a traditional Cinema. The proximity to the M5 motorway provides easy access to the greater West Midlands motorway network. It is also well served by local buses to both Birmingham and Halesowen. Birmingham City centre is a mere 15 to 20 min drive. Woodgate Valley Country Park to the south of Quinton is a 450 acre area of countryside and nature reserve through which the Bournbrook flows. Apart from ample walks the park also has an urban farm, pony trekking and a play park. Just outside of Quinton is Bartley Reservoir home to Bartley Sailing Club. The parade of shops along The Hagley Road provides an extensive selection of local shops including hairdressers, pharmacy, convenience stores, take-aways, restaurants and banks. There are two supermarkets with a Tesco on Ridgacre Road and an Asda on Hagley Road West. The traditional houses of Quinton are highly sought after with popular roads such as White Road and Ridgacre Road West a firm favourite with families. The 1970's Chichester Drive Estate is also popular for buyers looking for more affordable houses for sale in Quinton.

Approach

Via block paved driveway providing off road parking for a number of cars, pathway to side leading to main entrance door opening into entrance hall.

Entrance hall

Having central heating radiator, double glazed window and door to side, door to under stairs cupboard.

Lounge 11'5" min 12'1" max x 16'0" (3.5 min 3.7 max x 4.9)

Double glazed window to front, gas fire with feature surround, central heating radiator.

Dining room 10'5" min 11'5" max x 9'10" (3.2 min 3.5 max x 3.0)

Double glazed window to front and side, central heating radiator, electric fire.

Kitchen 9'6" max 7'6" min x 12'5" max 8'2" min (2.9 max 2.3 min x 3.8 max 2.5 min)

Double glazed window to rear, tiled flooring and tiled splashbacks, range of wall and base units with work surfaces over, sink with mixer tap, electric oven, ceramic hob with extractor hood over, space and plumbing for washing machine, central heating radiator, pantry off, further door leading to utility, tiled flooring, wash hand basin, double glazed door and window to rear.

Conservatory 12'5" x 11'5" (3.8 x 3.5)

Tiled flooring, double glazed window to surround.

Downstairs w.c.

Having low level w.c. and tiled flooring.

First floor landing

Double glazed window to side, access to loft and doors radiating to:

Bedroom one 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to front, range of built in wardrobes.

Bedroom two 8'6" x 12'9" (2.6 x 3.9)

Central heating radiator, double glazed window to rear, built in cupboard off.

Bedroom three 6'10" x 9'6" (2.1 x 2.9)

Double glazed window to rear, central heating radiator, built in cupboard off.

Bedroom four 10'5" x 9'10" (3.2 x 3.0)

Double glazed window to front, central heating radiator, built in cupboard.

House bathroom

Obscured double glazed window to rear, heated towel rail, spa style bath with mixer tap, wash hand basin, fully tiled walls, low level w.c., shower enclosure with shower over.

Rear garden

Having block paved patio area with step down to lawn with further slabbed area to rear, summer house and shed, timber fencing to enclose.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is

freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 25% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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