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14 HIGH STREET, QUINTON, BIRMINGHAM, B32 1AG
£275,000





DESCRIPTION

Rare opportunity to acquire this outstanding period style property which offers deceptively spacious extended accommodation over three floors, bursting with character and original features and boasting a delightful cottage style rear garden having sunny aspect. It is ideally located close to local amenities, public transport, access to the M5 motorway and Rowley Regis Train Station. The accommodation briefly comprises on the ground floor entrance hall, two delightful reception rooms and kitchen opening out to breakfast/garden room with lots of natural light leading out to the rear garden. At first floor level there are two double bedrooms and shower room. Stairs lead to the second floor landing/study area with large master bedroom and bathroom. Set back from the road behind low level wall with low maintenance frontage and on street parking. The property benefits from gas central heating (combi boiler) and partial double glazing. EPC Rating: E

Glazed wooden paneled door with leaded light stained glass inserts leads to Entrance Hall

Entrance Hall 18' 0" x 0' 0" (5.48m x 0.00m)

Having quarry tiled floor, wooden paneled staircase to first floor, column radiator, two ceiling light points and doors to lounge, dining room and kitchen.

Dining Room 16' 10"max x 10' 9"max (5.13m x 3.27m)

Front Facing - Having bay window with leaded light stained glass inserts, feature fire surround with multi fuel burner, stripped wooden flooring, column radiator, double panel radiator, feature deep plaster coving and ceiling rose with light.

Lounge 17' 3"max x 10' 9"max (5.25m x 3.27m)

Rear Facing - Having Victorian style slate fireplace with inset gas fire, feature built in bookcase, stripped wooden flooring, two double panel radiators and feature deep plaster coving and ceiling rose with light.

Kitchen 15' 1" x 6' 0" (4.59m x 1.83m)

Rear Facing - Fitted with range of wall and base units with wooden block work surfaces over, Belfast sink, gas range cooker, space for under counter fridge, plumbing for washing machine, column radiator, recessed ceiling lights, pantry store with space for freezer and opening out to breakfast/garden room.

Breakfast/Garden Room 20' 0" x 6' 10" (6.09m x 2.08m)

Dual Aspect - Having stripped wooden flooring and lots of natural light with conservatory style roof in part, exposed brick features, three double panel radiators, three wall light points and double doors to rear garden.



First Floor Landing 18' 0" x' (5.48m)

Front Facing - Having single panel radiator, doors to bedrooms and shower room, two ceiling light points and stairs to second floor.

Bedroom Two 15' 0"max x 12' 8"max (4.57m x 3.86m)

Rear Facing - Having stripped wooden flooring, feature fire surround, built in wardrobes housing combination gas central heating boiler, single panel radiator and ceiling light point.

Bedroom Three 14' 0" x 12' 8" (4.26m x 3.86m)

Front Facing - Having laminate flooring, feature fire surround, built in cupboard, single panel radiator and ceiling light point.

Shower Room 10' 9"max x 5' 7"max (3.27m x 1.70m)

Rear Facing - Fitted with suite comprising, double shower cubicle with mixer shower, low level wc, pedestal wash hand basin, tiled flooring and part tiling to walls, heated towel rail, recessed ceiling lights and airing cupboard.

Second Floor Landing/Study Area

Having velux window, ceiling light point and doors to master bedroom and bathroom.

Master Bedroom 19' 6"max x 12' 8"max (5.94m x 3.86m)

Dual Aspect - Having restricted headroom in part, laminate flooring, column radiator and ceiling light point.

Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)

Rear Facing - Having restricted headroom in part and Fitted with suite comprising paneled bath, low level wc, pedestal wash hand basin, tiled flooring, heated towel rail, wall light point and ceiling light point.

Frontage

Set back behind low level wall there is a low maintenance frontage with on street parking beyond.

Rear Garden

Delightful cottage style garden with sunny aspect, having an abundance of character with various seating areas and lawn complimented by various borders and having water feature/pond. There is a shared access which leads to the front of the property.

Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

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