



65 Whitley Court Road, Quinton, B32 1EZ

£289,950

EPC: E

THIS MOST ATTRACTIVE AND THOUGHTFULLY EXTENDED semi detached property provides suitable family sized accommodation. Features include three bedrooms, two reception rooms, an extended kitchen with separate utility, a garage and off road parking. EP Rating E.

Location

The property is situated within Quinton, providing ease of access to Junction 3 of the M5 and the Hagley Road. Asda supermarket, Tesco supermarket, Starbucks and the Reel Cinema are all located within a mile of the property. Local bus routes provide access to the Queen Elizabeth Hospital and Birmingham City Centre. For families, the property is ideally situated for access to local schools, parks and amenities offered by Quinton and the neighbouring town of Harborne.

Summary

- * Most attractive, semi detached family home
- * Porch entrance opening into a welcoming hallway
- * Two separate reception rooms; first being bay fronted and the second with patio doors leading onto the garden
- * Extended modern style kitchen with additional dining area
- * Utility room for appliances with an opening to the garage
- * Three first floor bedrooms; two doubles both boasting feature bay windows
- * Well appointed first floor bathroom with a separate W.C
- * Pleasant and well maintained rear garden with two patio areas and side path

General Information

TENURE: The agent understands the property is Freehold.

SERVICES: Central heating to radiators is provided by a Vaillant combi boiler located in the Kitchen.



Ground Floor

Porch

Hallway

Reception Room One

14' 04" into bay x 12' 05" (4.37m x 3.78m)

Reception Room Two

12' 00" max x 14' 10" max (3.66m x 4.52m)

Under Stairs Storage

Kitchen

11' 02" x 12' 08" (3.40m x 3.86m)

Dining Area

7' 11" x 8' 09" (2.41m x 2.67m)

Utility Area

9' 06" x 4' 11" (2.90m x 1.50m)

First Floor

Landing

Bedroom One

14' 07" into bay x 12' 01" (4.45m x 3.68m)

Bedroom Two

15' 02" into bay x 11' 11" (4.62m x 3.63m)

Bedroom Three

6' 03" x 7' 09" (1.91m x 2.36m)

Bathroom

5' 09" x 7' 09" (1.75m x 2.36m)

W.C

Other Areas

Garage

15' 03" x 7' 02" (4.65m x 2.18m)





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.

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