

AP MORGAN



Clewley Grove, Quinton
Offers in the region of £220,000

Features:

- End of terrace
- Three bedrooms
- Generous size lounge/diner
- Well-fit kitchen
- Versatile rear garden
- Off-road parking with garage
- Close to shops, schools and amenities
- Convenient for commuters

Description:

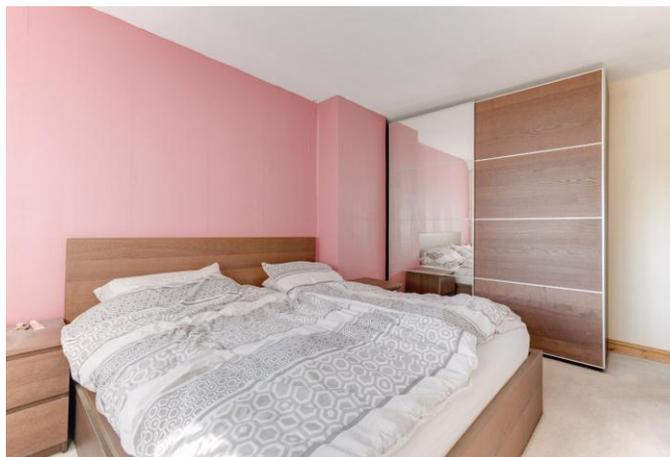
Introducing this well-presented end-of-terrace family home, offering three bedrooms, a well-fitted kitchen, and a generously sized lounge/diner, situated in the convenient location of Quinton, Birmingham.

Upon arrival, the property offers off-road parking, a garage, and a front lawn bordered by hedges for added privacy, along with a gate providing access to the rear garden.

The ground floor comprises an entrance hall, a spacious lounge/diner featuring a charming fireplace and sliding doors leading to the rear garden, and a kitchen providing ample storage cupboards with a door opening onto the garden. There is also a utility room housing the boiler and offering access to the front of the property.

The first floor includes a landing leading to the first double bedroom, a second double bedroom, and a third single bedroom, along with a family bathroom comprising a toilet, wash basin with under-sink storage, a shower cubical and a bathtub with a showerhead.

The rear garden is initially paved—perfect for outdoor furniture and dining—and includes a shed for additional storage, with the remainder of the garden laid to lawn and bordered by fencing.



Situated in a convenient part of Quinton, Birmingham, the property benefits from a good range of nearby amenities and highly regarded local schooling. For commuters, Birmingham city centre is easily accessible, as are Halesowen, Dudley, Merry Hill, Stourbridge, and the M5 motorway network.

Details:

Hall

Lounge/Diner 21'2" x 10' (6.45m x 3.05m)

Kitchen 15'2" x 11'4" (4.62m x 3.45m)

Utility 11'6" x 4'9" (3.5m x 1.45m)

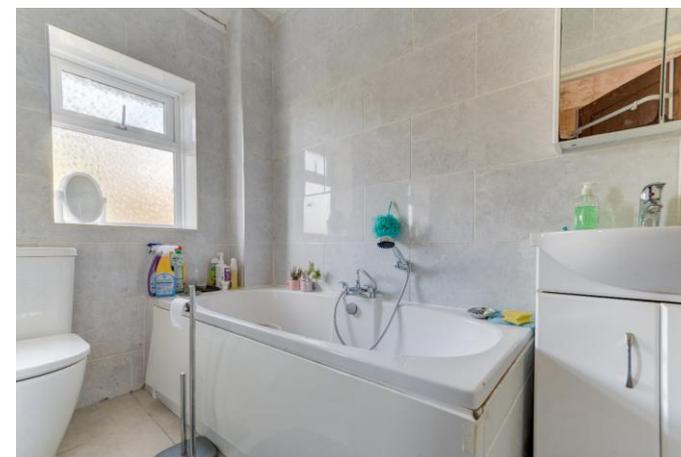
Landing

Bedroom One 14' x 10' (4.27m x 3.05m)

Bedroom Two 12'7" x 6'7" (3.84m x 2m)

Bedroom Three 6'10" x 10' (2.08m x 3.05m)

Bathroom 8'3" x 11'4" (2.51m x 3.45m) Both Max



EPC Rating: D

Council Tax Band: B (tbc by solicitors).

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

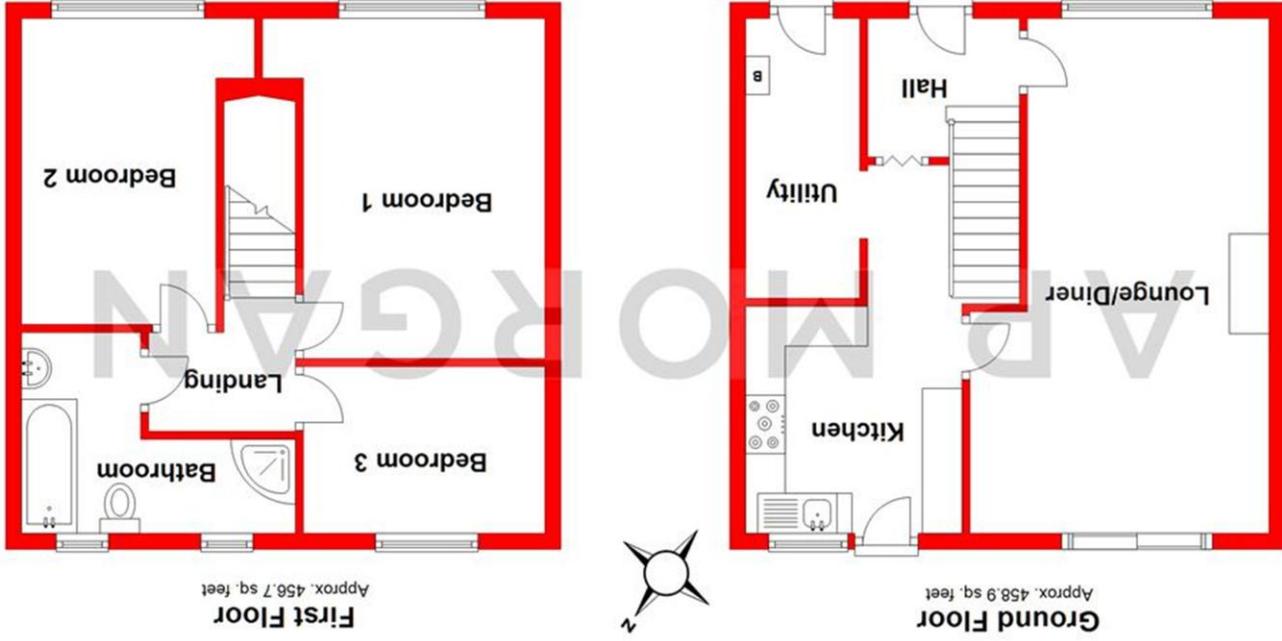
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 915.6 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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