

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Aubrey Road

Quinton, B32 2BB

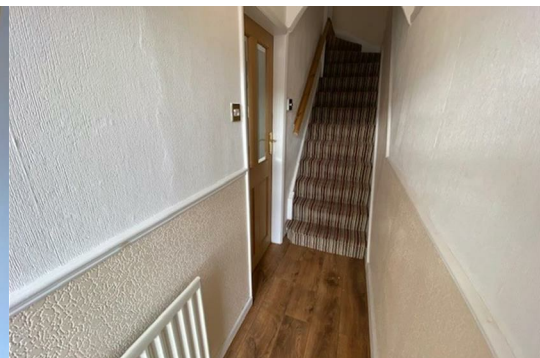
£1,250 Per Calendar Month



A well presented three bedroom semi detached property which has been extended to the rear to provide extensive downstairs living accommodation. Situated within close reach of the Hagley Road the property benefits from a large private rear garden and off street parking. Unfurnished. Available from April 2025. EPC Rating - D

The property briefly comprises entrance hall, with a large through front and rear reception, with a kitchen and utility space to the rear, the first floor provides three good sized bedrooms and a well appointed shower room suite. To complement the property is a delightful rear garden with block set patio, neat lawn and flowering borders.

Very well positioned for Harborne Village renowned for its excellent restaurants, bars and shops including Marks and Spencer and Waitrose. Birmingham City Centre is readily accessible via Hagley Road with all the shopping, entertainment and leisure facilities as well as transport links to other major cities. The immediate location also provides convenient access to local motorway links.



## FRONT AND APPROACH

A block paved driveway provides off street parking with steps leading to entrance, a shared entry tunnel to the side and dwarf wall to the side.

## RECEPTION HALL

A UPVC double glazed door leads into the hallway which provides stairs to first floor, panel radiator and door into:

## THROUGH RECEPTION ROOM 28'5" x 11'9" (8.66 x 3.58)

A large through lounge dining room combines both front and rear reception rooms to provide an extremely spacious living area, with double glazed bay window to the front elevation, panel radiator, electric fire TV point and archway into the dining area which provides a panel radiator, wall lights and door into:

## EXTENDED KITCHEN 14'6" max x 9'6" excluding recess (4.42 max x 2.90 excluding recess)

With a double glazed window to rear elevation comprising wall and base units, work surfaces and tiled splash back, circular stainless steel sink, free standing Range style cooker with gas hob and extractor above, houses central heating boiler, a separate utility area, with fridge, freezer, washing machine and dishwasher, additional under stairs storage space and double glazed patio doors out to:

## REAR GARDEN

A patio area leading to raised lawn space and a secondary patio area at the top of garden, with mature borders, shed which houses an additional freezer and side gate access.

## FIRST FLOOR LANDING

With loft access and doors into:

## BEDROOM ONE 15'5" into bay x 8'9" (4.70 into bay x 2.67)

With a double glazed bay window to front elevation, panel radiator and built in wardrobes.

## BEDROOM TWO 9'2" x 13'2" (2.79 x 4.01)

With a double glazed bay window to rear elevation and panel radiator.

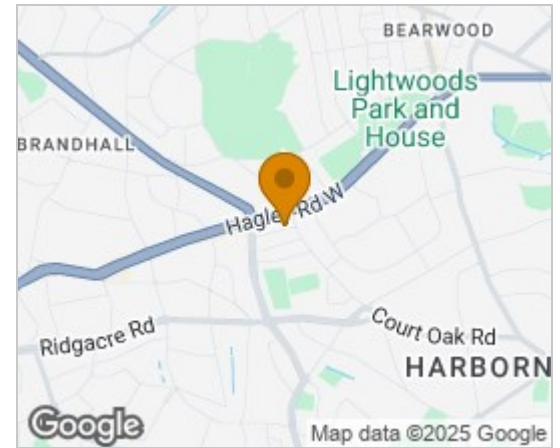
## BEDROOM THREE 10'10" x 6'2" (3.30 x 1.88)

With a double glazed bay window to front elevation, panel radiator and built in storage cupboard.

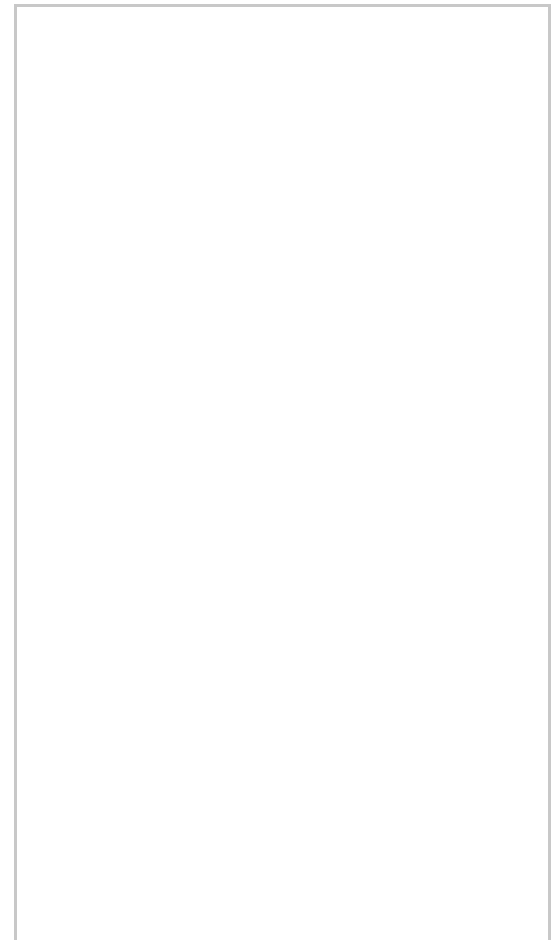
## FAMILY SHOWERROOM

With a double glazed obscure window to rear elevation comprising low level WC, pedestal wash hand basin, walk in shower cubicle, chrome heated towel rail and extractor fan.

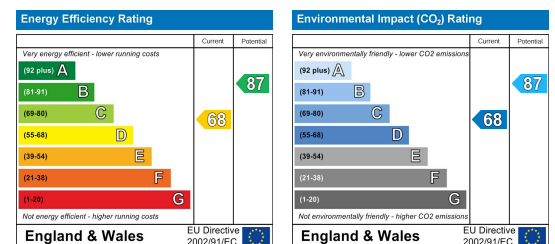
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

110 Station Road, Harborne, Birmingham, B17 9LS

Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com) <https://www.hunters.com>