



10 Near Lands Close
Birmingham,
B32 1RS

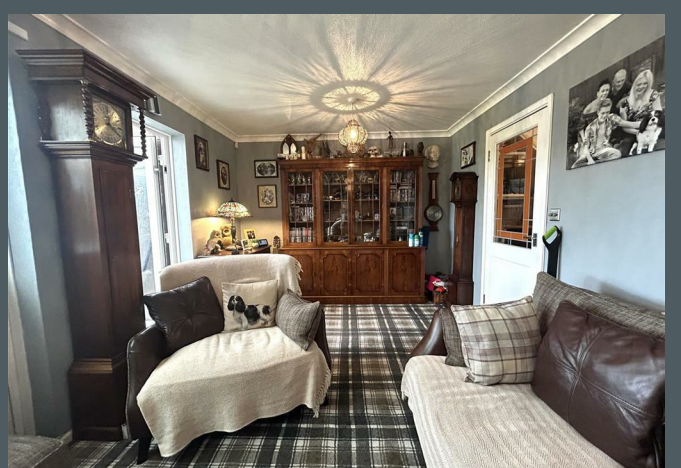
Offers In The Region Of £210,000

...doing things differently



An immaculately presented three bedroomed terraced house situated in a quiet close location. The property briefly comprises of a inner porch, reception hall, kitchen/diner, lounge, conservatory, three bedrooms and shower room. The property further offers a garage to front, low maintenance rear garden, solar panels, gas central heating and double glazing where specified. JE V1 08/09/2023 EPC=B







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 wooden fence, wooden gate, tarmacadam driveway, access to garage, raised brick plant beds, pathway leading to double glazed panelled front door to:

Inner porch

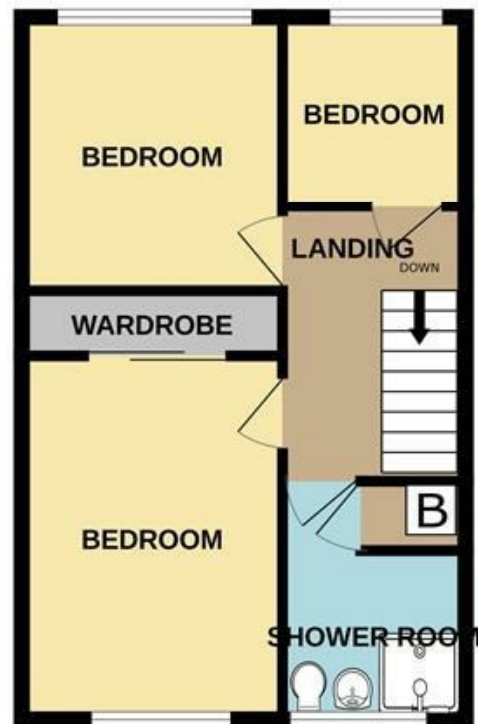
Tiled floor, door to garage, door to:



GROUND FLOOR



1ST FLOOR



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.
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Reception hall

Central heating radiator, stairs to first floor accommodation, door to downstairs w.c., under stairs office space.

Downstairs w.c.

Built in wash hand basin, tiled splashbacks, low level flush w.c.

Kitchen diner 15'1" max 14'1" min x 9'2" (4.6 max 4.3 min x 2.8)

Double glazed window to front, central heating radiator, range of matching wall and base units, complementary roll top surfaces over, one and a half bowl sink, drainer and mixer tap, space for tall standing fridge freezer, space for dryer, plumbing for washing machine, integrated four ring gas hob, oven, dishwasher, stainless steel chimney extractor over, tiled splashback areas.

Lounge 10'5" x 16'0" (3.2 x 4.9)

Double glazed window to conservatory, central heating radiator, coving to ceiling, feature fireplace, surround and hearth, double glazed panelled door to:

Conservatory 7'2" x 12'5" (2.2 x 3.8)

Double glazed French doors to rear, double glazed window to rear, door to large storage cupboard.

First floor landing

Dado rail, access to loft space, doors radiating to:

Bedroom one 13'1" max excluding wardrobes x 9'6" (4.0 max excluding wardrobes x 2.9)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 9'10" x 9'6" (3.0 x 2.9)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 2.1 x 1.9 (0.61m.0.30m x 0.30m.2.74m)

Double glazed window to rear, central heating radiator, coving to ceiling.

Shower room

Double glazed obscured window to front, vertical towel radiator, tiled floor and walls, door to storage cupboard housing central heating boiler, walk in shower with drench shower head over, wash hand basin and w.c. vanity unit with mixer tap and storage beneath.

Rear garden

Fence panel boundaries, lawn, slabbed patio area, plant bed and mature shrubbery to borders.

Garage 19'8" x 8'10" (6.0 x 2.7)

Up and over door, lighting and electric.

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.

Council Tax Banding

Tax Band is

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 Grove 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 20% 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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