



23 Quarrington Grove,

£240,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## 23 Quarrington Grove,

Beautifully presented throughout and ready to move into. Two bed roomed semi detached home in a convenient cul-de-sac with a large rear garden offering scope from a fantastic extension (STPP)

Lovely refitted kitchen and shower room, off road parking, Immaculate!!!!

The property is situated in a convenient sul-de-sac location having local shops all within walking distance of the property including excellent public transport. There is a Sainsburys supermarket and Aldi Just near the Maypole island and the Alcester bypass provides easy road access to the M42, M40 and M5 motorways. Studly, Redditch and Evesham are all within easy reach.

The property stands back from the road behind a small lawned foregarden with flower boarder and paved driveway to the side. Access is gained via a Double glazed entrance door leading to;

### HALL

Grey laminate flooring, stairs off to the first floor, coving, radiator and door to;

### LOUNGE

Double glazed window to front, radiator, grey laminate flooring, door to kitchen and useful understairs cupboard with hanging pegs, grey laminate flooring, double glazed frosted window to side.

### STUNNING KITCHEN

Ample range of matching, refitted, base, wall and drawer units, granite effect roll top worksurfaces and splashback, Lamona sink drainer unit, double glazed window and door to rear garden, Hotpoint electric oven, Belling 4-ring hob and extractor over, integrated fridge and freezer, slimline dishwasher, plumbing for washing machine, vertical radiator, inset ceiling downlights and grey laminate flooring.







## FIRST FLOOR

The landing area is approached via the stairs from the hallway. Double glazed window to side, doors to all rooms, loft hatch with pull down ladder to access loft space with some lose boarding.

## BEDROOM ONE

Two double glazed window to front, radiator, grey laminate flooring and built in wardrobe.

## BEDROOM TWO

Double glazed window to rear, coving, radiator and grey laminate flooring.

## SHOWER ROOM

Re-fitted white suite with WC, vanity unit and wash basin, double shower cubicle and thermostatic shower with spray attachment, ceramic tiled splashbacks, chromed heated towel rail, frosted double glazed window to rear and extractor fan.

## REAR GARDEN

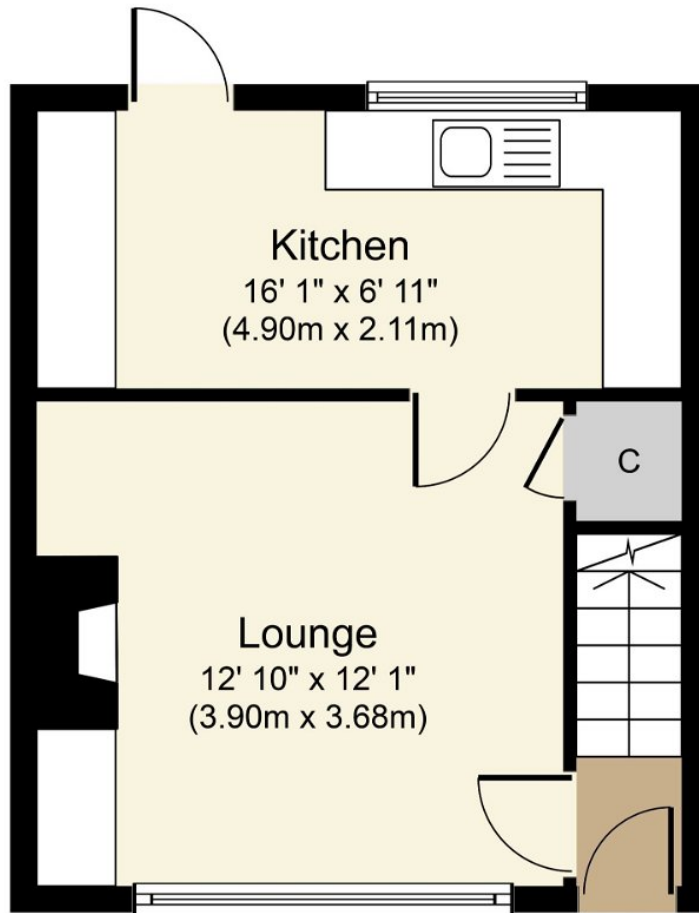
A larger than average rear garden offering fantastic scope for extension to the side and rear (STPP) Enjoying a westerly facing aspect, perfect for afternoon sun. A large paved patio area, ideal for entertaining and BBQ's, walled edge, generous laid lawn with flower borders, garden shed, summer house to the side, external power and lighting.



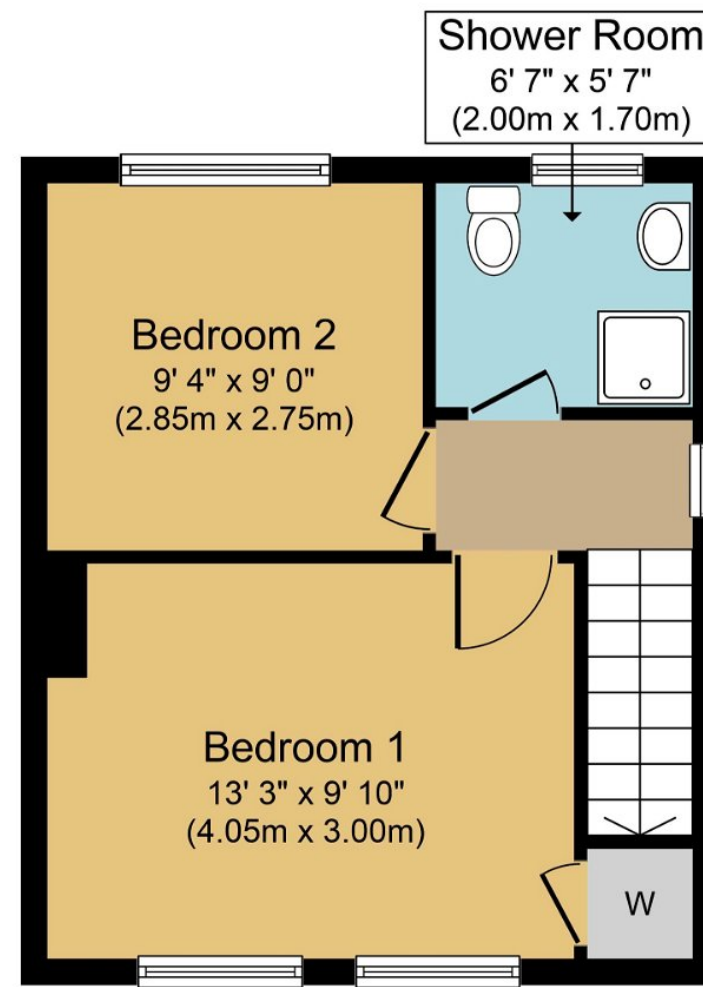








**Ground Floor**  
**Approximate Floor Area**  
**311 sq. ft.**  
**(28.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**311 sq. ft.**  
**(28.9 sq. m.)**

**Approx. Gross Internal Floor Area 621 sq. ft. (57.7 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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