



MCHUGO  
HOMES

**Wolverhampton Road South, Quinton B32**  
**2BG**



3



2

MCHUGO  
HOMES

## Property Description

Situated in a convenient and well-connected location on Wolverhampton Road South, this three-bedroom semi-detached home offers well-balanced accommodation ideal for family living.

The property opens into a welcoming entrance hall leading through to the main living spaces. To the rear, an extended kitchen/diner provides a bright and sociable area designed for everyday family life and entertaining, with plenty of space for dining and direct access to the garden. A useful utility room sits just off the kitchen, offering additional practicality for busy households, while a ground floor wet room adds further convenience. A lean-to extension to the side of the property provides valuable additional space, ideal for storage or everyday use, and offers further access between the front and rear of the home. Upstairs, the first floor hosts three well-proportioned bedrooms along with a family bathroom, creating comfortable accommodation suited to growing families or those needing additional workspace.

Externally, the property enjoys a private rear garden with a pathway leading to a garage positioned at the rear of the plot, providing useful storage or workshop potential. To the front, a driveway offers convenient off-street parking.

With generous living space, practical additions and excellent access to local amenities and transport links, this home represents a fantastic opportunity for buyers seeking a well-located family property.

### Area

Wolverhampton Road South enjoys a convenient position just off Hagley Road West, providing excellent connectivity to both the city and surrounding suburbs. The location is ideally placed for access to Quinton local amenities, while the vibrant Harborne High Street is also within easy reach, offering an excellent selection of independent cafés, restaurants and everyday shopping options including Marks & Spencer Foodhall and Waitrose.

The area is particularly convenient for professionals connected to the city's key employment hubs, with the Queen Elizabeth Hospital Birmingham, the University of Birmingham and the wider Medical Quarter all within comfortable commuting distance. Birmingham city centre is easily accessible via nearby arterial road and public transport links, while the A456 and nearby motorway connections provide convenient routes to the M5 and M6, ideal for those travelling further afield.

Families are well served by a number of respected schooling options nearby, including Our Lady of Fatima Primary School and the Harborne Primary School Annexe, along with highly regarded independent and secondary schools across Edgbaston such as Edgbaston High School for Girls, The Priory School, and the King Edward Foundation Schools. Hallfield Preparatory School, West House, The Blue Coat School and St George's School are also within easy reach.

Leisure and recreation are well catered for, with Warley Woods and Lightwoods Park offering attractive green spaces nearby. Residents can also enjoy facilities at Harborne Pool and Fitness Centre and Harborne Golf Club, while further attractions such as the Birmingham Botanical Gardens and Martineau Gardens are a short journey away.

### Approach

Paved driveway with flower bed, and door leading to:

### Porch

Tiled flooring, double glazed door, double glazed windows to front elevation and door to:

### Hallway

Mosaic flooring, radiator, ceiling light point, built in storage, under stair storage, power points, double glazed window to side and doors to:

### Living Room

Double glazed bay window to front elevation, electric fireplace, power points, radiator and ceiling light point.

### Kitchen

Tiled flooring, wall and base units, four ring gas ring hob with oven below and extractor fan above, sink with drainage area and mixer tap, obscure double glazed window, radiator, integrated fridge and freezer, tiled walls to splashback areas, power points, ceiling light point, spotlights and opening into:

### Dining Area

Tiled flooring, double glazed French doors to garden, ceiling spotlights, 'Velux' skylight, power points and door to:

### Utility

Houses 'Worcester' boiler, plumbing and space for appliances, wall light point 'Velux' skylight and tiled flooring.

### Wet Room

Tiled throughout, double glazed obscure window to rear, wall mounted heated towel rail, low level WC, wash hand basin, walk-in shower with handheld hose and ceiling light point.

### Lean Too

Double glazed door from front driveway, double glazed door to rear garden, wall units, two wall light points, windows into hallway and side elevation.

### Landing

Double glazed obscure window to side elevation, ceiling light point, carpeted and doors to:

### Bedroom One

Fitted wardrobes, double glazed bay window to rear elevation, radiator, laminate flooring, power points and ceiling light point.

### Bedroom Two

Laminate flooring, ceiling light point, double glazed bay window to front elevation, radiator, fitted wardrobes with sliding doors and power points.

### Bedroom Three

Laminate flooring, ceiling light point double glazed window to front elevation, power points and loft hatch for access to loft.

### Bathroom

Double glazed obscure window to rear elevation, tiling to walls, laminate flooring, bath with handheld shower hose above, low-level WC, wall mounted heated towel rail, wash hand basin within vanity unit and ceiling light point.

### Garden

Gated paved patio area leading to paved pathway to garden store and garage en bloc with pebbled areas, flower beds and fence to borders.

### Further Details

Tenure: Freehold  
Council Tax Band: C  
EPC: D

Utility supply, rights and restrictions:

Utility supply  
Broadband: FTTP  
Electricity supply: Mains supply  
Sewerage: Mains supply  
Water supply: Mains supply

Other information

Construction materials: Brick  
Roof material: Tile

### Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

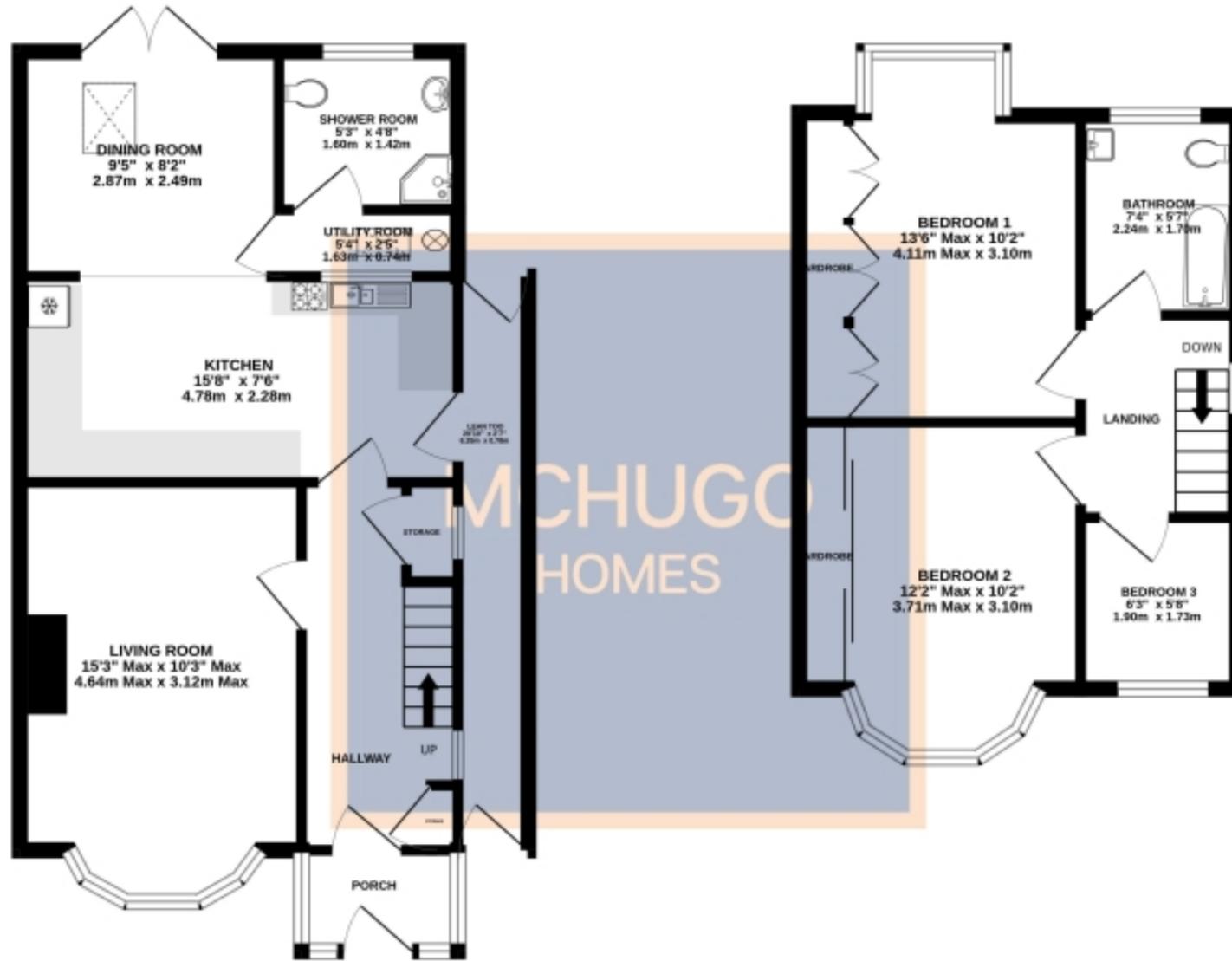






GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.

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 errors, omissions 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.  
Made with Metropax ©2020

## Key Features:

- Three bedrooms
- Semi-detached
- Extended kitchen/diner
- Utility room
- Driveway parking
- Convenient location
- Lean-to space
- Private rear garden
- Garage to rear
- Bathroom and wetroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

01215170251 | [movinghome@mchugohomes.co.uk](mailto:movinghome@mchugohomes.co.uk) | [www.mchugohomes.co.uk/](http://www.mchugohomes.co.uk/)

7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

MCHUGO  
HOMES