



Glyn Road, Birmingham, B32

Offers In Excess Of £280,000

McHugo Homes

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HOMES



- Three Bedrooms
- Semi Detached Home
- Driveway
- Living and Dining rooms
- Separate breakfast kitchen
- Rear Garden
- Downstairs WC
- Family Bathroom

Situated in the heart of Quinton, this beautifully presented three-bedroom semi-detached home offers a blend of classic charm and modern upgrades, making it an excellent choice for families and professionals alike.



Property

Stepping inside, the home welcomes you with two inviting reception rooms, perfect for relaxing or entertaining guests. The property has a spacious kitchen/dining area, ideal for family meals, and a convenient downstairs WC for added practicality.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable living space with plenty of natural light. A fantastic bonus to this home is the multipurpose loft room, which provides valuable extra space – ideal potentially for a home office, hobby room, or play area.

Recent improvements made by the vendors have enhanced the home's comfort and style, whilst additional benefits include double glazing and gas central heating (where specified).

Externally, the property boasts a private driveway, providing ample off-road parking, and a well-maintained rear garden, offering a fantastic outdoor space for families to enjoy.

Area

Glyn Road is a much sought after Quinton location, leading from White Road and Worlds End Worlds, close to arterial road links. A local parade of shops offer very local amenities whilst access to Quinton and Harborne shops and high street are near by, as is Woodgate Valley country park, ideal for young family recreation.

Excellent road and transport links are provided to facilities and shopping boutiques of Birmingham city centre via A456/Hagley Road, plus Birmingham University and Queen Elizabeth Hospital, whilst Junction 2 of the M5 is close by via the easily accessible Quinton Expressway.

Approach

Brick paved front driveway, side gate and front door into:

Porch

Leading to:

Hallway

Obscure double glazed window, storage housing 'Vaillant' boiler complete with 'Nest' control and obscure double glazed window, carpeted, stairs leads to first floor, ceiling flush light, radiator, doors to:

Living Room

Gas fire with wooden mantle surround, exposed wooden flooring, double glazed window with front aspect, power points, ceiling light point and coving, radiator.

Sitting Room

Gas fire with wooden mantle surround, laminate flooring, radiator, power points, ceiling light point, double glazed windows and doubling French doors lead to patio area.

Kitchen/Diner

A range of wall and bass mounted units, integrated appliances of 'Zanussi' dishwasher, 'Bosch' oven with oven/grill above 'Logik' electric four ring hob with extractor hood above, fridge with freezer below, three ceiling light points, radiator, obscure double glaze panel door to front, plumbing for washing machine, roll worktop surfaces with inset one and a half bowl sink with draining area and mixer tap above, double glazed windows with garden aspect, door to:

Inner Hall

Ceiling light point, obscure double glazed paneled door leading to garden, and opening to:

WC

Low level WC, floating corner wash handbasin, ceiling light point, obscure double glazed window.

First Floor Landing

Obscure double glazed window, ceiling light point, carpeted, doors to:

Bedroom One

Front facing double glazed bay window, ceiling light point, radiator, laminate flooring, power points.

Bedroom Two

Rear facing double glazed window, ceiling light point, power points, radiator, laminate flooring.

Bedroom Three

Front facing double glazed window, power points, radiator, laminate flooring, ceiling light point.

Bathroom

Matching suite of low level WC with concealed cistern, bath, wash hand basin within vanity unit and shower cubicle with rain shower head and adjustable hand held hose, fully tiled, wall mounted heated towel rail and recessed ceiling down lighters.

Garden

Predominantly laid to lawn, fencing to boundary, flower beds and shrubbery to borders, paved patio area.

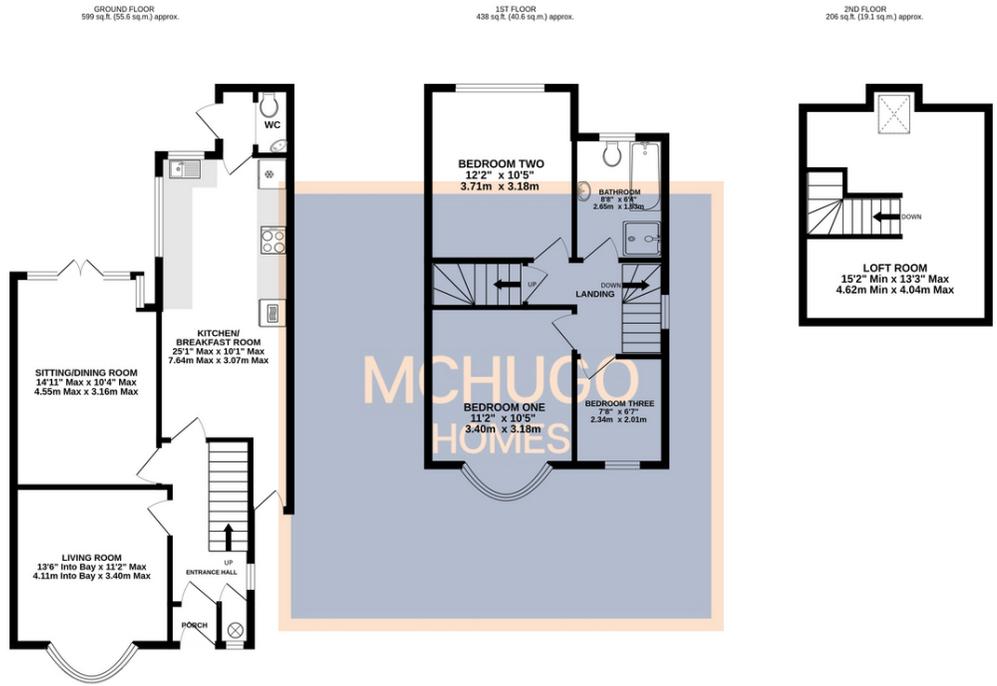
Details

Tenure: Freehold

EPC: E

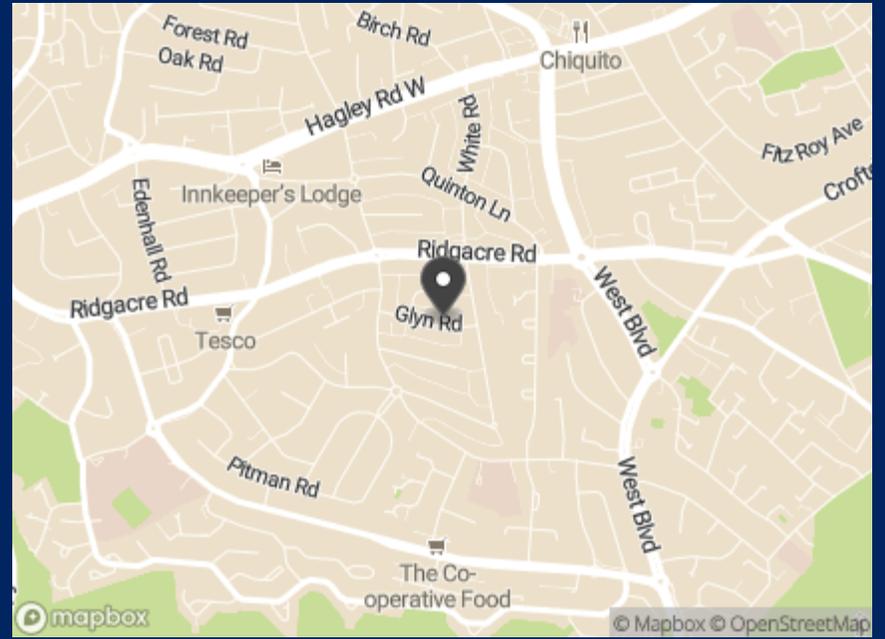
Council Tax Band: C





TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	
	48		
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			69
			39
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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