



humberstones
homes

4A CLAY DRIVE, QUINTON, BIRMINGHAM, B32 1BE
£280,000





LOCATION

The property occupies a pleasant corner position upon this popular development and is handy for local shopping facilities (including Asda and Tesco stores), schools and bus route, whilst the local major road network enables commuting into Birmingham City Centre, M5 Motorway (J3) and further to the surrounding areas. The property can be located turning off Hagley Road West into Spies Lane, left into Ridgacre Road West, and right into Meadow Road. At the T-junction turn right into Chichester Drive, follow the road for some distance, turn into Clay Drive and the property is located on the left hand side.

DESCRIPTION

This Superb, modern, detached family home (built in 2018) offers a rare opportunity to acquire a spacious family home built to a very high standard and offering superb extras including underfloor heating (ground floor), Bi-fold doors, solar panels, and covered by remainder of warranty/insurance (which is with 'Build Zone' and runs until 31/05/2028). The delightful accommodation briefly comprises the following accommodation :- On the ground floor is an entrance Hall (with downstairs WC off), spacious lounge (having bi-fold doors onto rear garden), and super quality fitted dining kitchen (with comprehensive range of integrated appliances). First Floor offers 2 large double bedrooms (master having fitted wardrobes, and potential to sub divide to make a third bedroom), Family bathroom. Outside is a pleasant, low maintenance rear garden. Double glazed and Gas central heating. EPC rating B.

Entrance Hall

Staircase rising to the First Floor, underfloor heating, built in understair storage cupboard, additional built in utility store and doors off to :-

Downstairs WC 5' 2" x 3' 1" (1.57m x 0.94m)

Double glazed window to the side, WC, wash handbasin, underfloor heating, and complimentary tiling to the walls.

Lounge 17' 5" x 10' 1" (5.30m x 3.07m)

Underfloor heating, double glazed window to the side, and feature Bi-Fold doors opening onto the rear garden.

Super Fitted Dining Kitchen 14' 10" x 8' 5" (4.52m x 2.56m)

Double glazed window to the front and side, underfloor heating, fine range of quality base and wall mounted units, work surface areas, sink with ornate mixer tap, range of 'Siemens' integrated appliances including Oven, grill/microwave, 5 ring electric hob and cooker hood above, dishwasher, double fridge and double freezer.

First Floor Landing

Loft access (pull down ladder), built in storage cupboard with shelving and doors off to all First Floor Accommodation.

Bedroom One 17' 5"(max) x 10' 2"(max) (5.30m x 3.10m)

2 Double glazed windows to the rear, 2 radiators, double glazed window to the side, and built in wardrobe with mirrored sliding doors, hanging rail and storage.

Bedroom Two 14' 10" x 9' 0" (4.52m x 2.74m)

Double glazed window to the front, radiator and double glazed window to the side.

Bathroom 8' 1"(max) x 6' 11"(max) (2.46m x 2.11m)

Double glazed window to the side, heated towel rail and attractive suite comprising :- Bath, low level flush WC, wash handbasin, and shower cubicle with screened door, shower and tiling to the walls.

Front

Lawn foregarden, and pathway leading to the accommodation.

Rear Garden

Pleasant low maintenance rear garden with patio, artificial lawn area, side access gate, outside tap, and outside power point.

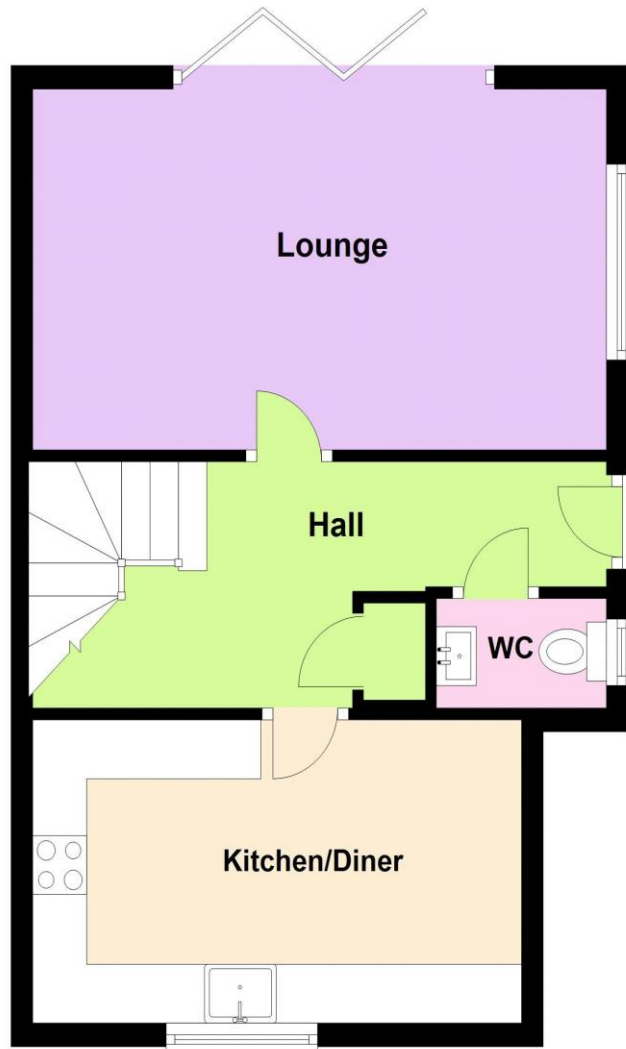
Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

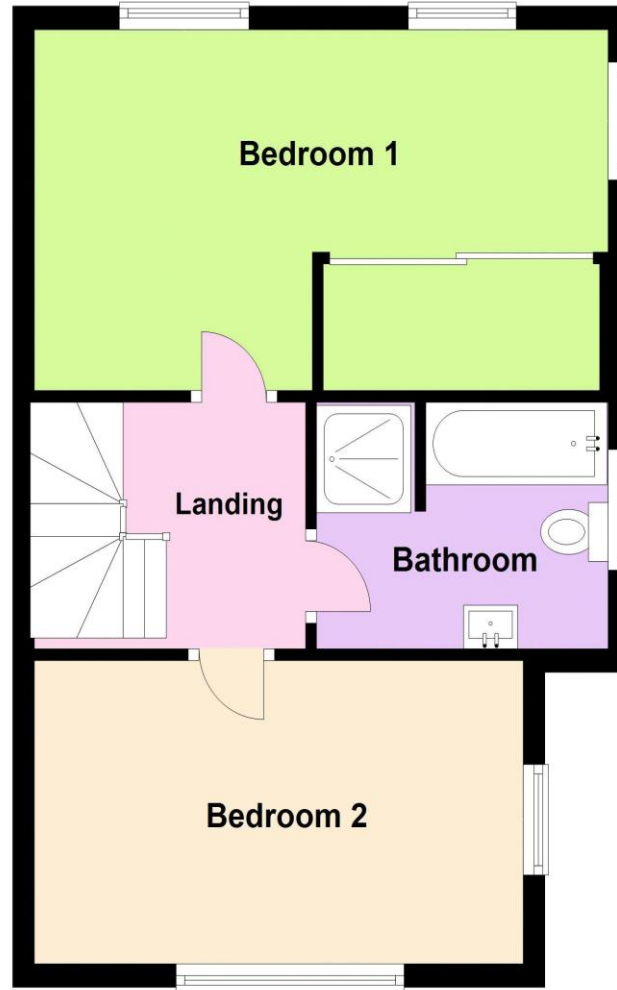
Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Ground Floor



First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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