



**humberstones**  
homes

19 CLAY DRIVE, QUINTON, BIRMINGHAM, B32 1BE  
**£165,000**







### LOCATION

The property occupies a pleasant cul-de-sac position within this popular neighbourhood and is handy for shopping facilities (including Asda and Tesco stores), amenities, bus route, schools and cinema, 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 then situated a short distance along on the right hand side.

### DESCRIPTION

Occupying a pleasant cul-de-sac position within popular location, this is a spacious and well presented 2 bedroom end terrace home which briefly comprises the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge opening through to dining room and kitchen. First floor provides 2 double bedrooms and bathroom. Outside is a pleasant rear garden and there is a GARAGE in separate block. Double Glazed and Gas Radiator Heating. EPC rating E.

#### Porch

Single glazed front door leads through to :-

#### Entrance Hall

Staircase rising to the First Floor, radiator and door to :-

#### Lounge 11' 10"(plus understair recess) x 10' 6"(max) (3.60m x 3.20m)

Double glazed window to the front, radiator, understairs recess, attractive feature fire surround with hearth. Opening through from the Lounge to :-

#### Dining Room 10' 4" x 7' 10" (3.15m x 2.39m)

Radiator, double glazed double opening doors onto the rear garden, door leads to :-

#### Kitchen 11' 10" x 7' 1" (3.60m x 2.16m)

Double glazed window to the rear, radiator, base and wall mounted units, work surface area, single drainer sink with mixer tap, gas cooker point and cooker hood above, central heating boiler and complimentary tiling to the walls.

#### First Floor Landing

Double glazed window to the side, radiator, built in storage cupboard and doors off to all First Floor Accommodation.

#### Bedroom One 11' 10"(max) x 9' 8"(plus door recess) (3.60m x 2.94m)

Double glazed window to the front, 2 radiators, and built in storage cupboard.

#### Bedroom Two 12' 11"(max) x 8' 9"(max) (3.93m x 2.66m)

Double glazed window to the rear and radiator.

#### Bathroom 7' 6"(max) x 6' 1"(max) (2.28m x 1.85m)

Double glazed window to the rear, radiator, and suite comprising :- Bath with shower over, pedestal wash handbasin, low level flush wc, and complimentary tiling to the walls.

#### Front

Lawn foregarden and pathway leading to the accommodation.

#### Rear Garden

Pleasant good sized rear garden with patio, lawn area and pathway.

#### Garage

In separate block.

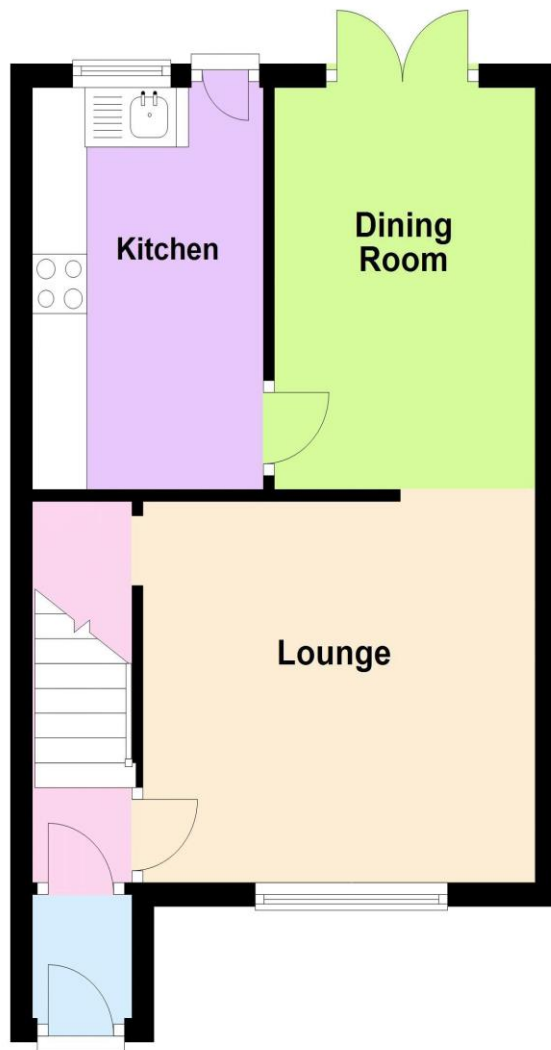
#### Tenure

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.

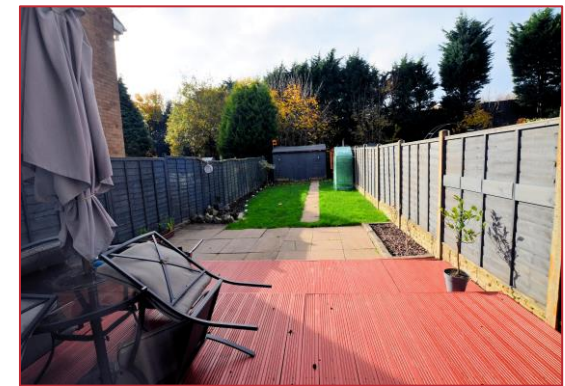
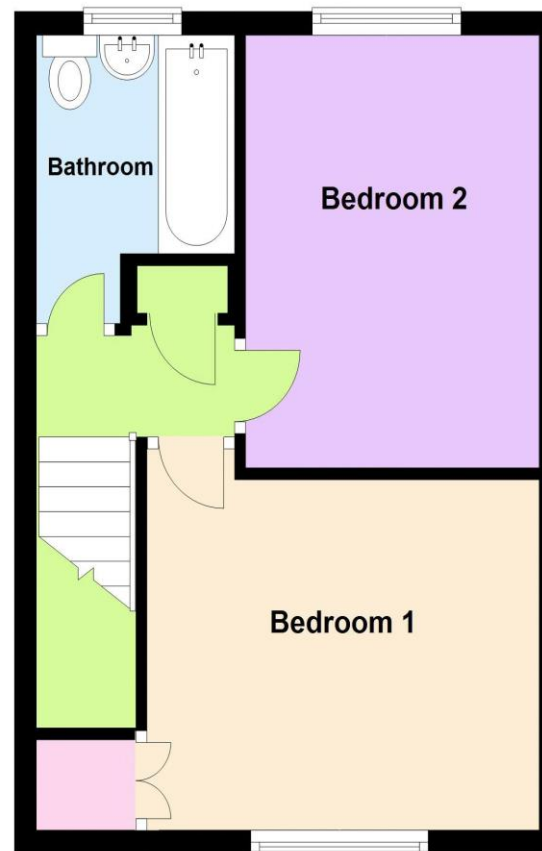
#### Property Related Services


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		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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