



humberstones
homes

70 CLYDESDALE ROAD, QUINTON, BIRMINGHAM, B32 1DT
£295,000





LOCATION

The property occupies a pleasant position within this popular, sought after location and is handy for local shopping facilities (including Tesco store), amenities, bus route and schools, whilst direct access onto Hagley Road West 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 Clydesdale Road, and is then situated a distance along on the left hand side as indicated via the agents for sale board.

DESCRIPTION

This is an opportunity to acquire an extremely spacious and well presented 3 bedroom semi detached family home set within this popular, sought after location, with off road parking and briefly comprising the following accommodation :- On the ground floor is a porch, good sized hobby room/study (previously garage), entrance hall (with downstairs wc off), spacious lounge (double doors opening to) dining room, fitted kitchen (having integral oven/hob) and utility. First floor provides 3 excellent double bedrooms and re-fitted shower room. Outside is a superb, large rear garden. Double Glazed and Gas Radiator Heating. EPC rating D.

Porch

Front door leads to Entrance Hall and further door to :-

Hobby Room (Previously Garage) 13' 3" x 8' 0" (4.04m x 2.44m)

Double glazed window to the front.

Entrance Hall

Radiator, staircase rising to the First Floor, understair recess, and doors off to :-

Downstairs WC

Low level flush WC and wash handbasin.

Lounge 17' 8"(max) x 10' 11"(max) (5.38m x 3.32m)

Double glazed picture windows looking over the rear garden, radiator, feature fireplace with tiled hearth and inset housing coal effect 'living flame' fire, double glazed double opening doors onto the rear garden and double doors lead through to :-

Dining Room 10' 11"(max) x 9' 11" (3.32m x 3.02m)

Double glazed window to the front, radiator, and return door to the Hall.

Fitted Kitchen 14' 8" x 7' 11" (4.47m x 2.41m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface area, one and a half bowl single drainer

sink with mixer tap, integral double oven, 4 ring gas hob and cooker hood above, complimentary tiling to the walls, useful built in store/pantry and door leads to :-

Utility 7' 0"(plus recess) x 4' 2" (2.13m x 1.27m)

Double glazed window to the rear, work surface area, wall cupboard, central heating boiler, and door to:-

Side Passage

Storage area and door to the Rear Garden.

First Floor Landing

Loft access, useful built in storage cupboard and doors off to all First Floor Accommodation :-

Bedroom One 13' 5" x 10' 11"(max) (4.09m x 3.32m)

Double glazed window to the front and radiator.

Bedroom Two 11' 5" x 10' 11"(max) (3.48m x 3.32m)

Double glazed window to the rear providing pleasant outlook over rear garden. Radiator.

Bedroom Three 12' 7"(max) x 8' 0"(max) (3.83m x 2.44m)

Radiator, and double glazed window to the rear providing pleasant outlook.

Re-Fitted Shower Room 8' 3"(max) x 6' 0"(max) (2.51m x 1.83m)

Double glazed window to the side, radiator, low level flush wc, wash handbasin, and shower cubicle with screened door, shower and complimentary tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Large, pleasant rear garden with patio, good sized lawn areas and shrub borders.

Tenure

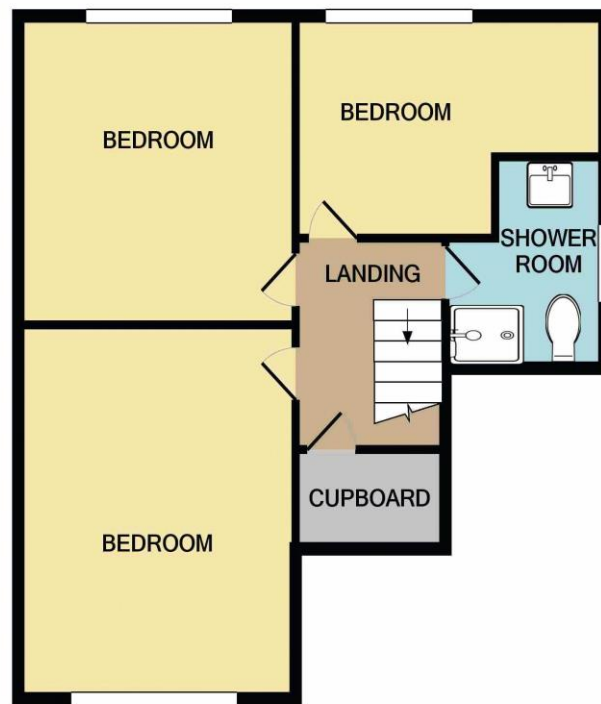
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

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



1ST FLOOR

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. 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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