



**humberstones**  
homes

47 CLYDESDALE ROAD, QUINTON, BIRMINGHAM, B32 1DS  
**£367,500**







### LOCATION

The property occupies a pleasant position within this popular, sought after tree lined road, and is handy for shopping facilities (including large Tesco store), amenities, bus route and schools, whilst the local major road network enables commuting into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Clydesdale Road, where the property is then situated a distance along on the right hand side as indicated via the agents for sale board.

### DESCRIPTION

Superb, extremely spacious, considerably improved and extended 4 bedroom semi detached family home occupying a pleasant position within this popular, sought after location, set back behind a drive providing off road parking and leading to the following accommodation :- On the ground floor is an entrance hall (with downstairs wc off), spacious lounge opening to sitting room, super extended and re-fitted dining kitchen (having range of integrated appliances). Study/hobby room. First floor providing 4 bedrooms (master with shower room en-suite), House bathroom. Outside is a pleasant good sized rear garden. Double glazed and gas central heating. EPC rating D.

#### Entrance Hall

Radiator, staircase rising to the first floor, and doors off to :-

#### Downstairs WC

Low level flush wc and wash handbasin.

#### Sitting Room 13' 8" (into bay) x 10' 11" (4.16m x 3.32m)

Double glazed bay window to the front, radiator, coving and opening through to :-

#### Lounge 13' 4" (max) x 10' 10" (4.06m x 3.30m)

Double glazed picture window looking over the rear garden, radiator, and double glazed doors to the garden.

#### Extended and Re-Fitted Dining Kitchen 18' 4" x 13' 0" (5.58m x 3.96m)

Double glazed window to the rear, 2 radiators, ceiling spot lights, 2 skylights, base and wall mounted units, work surface areas, integral double oven, 4 ring electric hob and cooker hood above, integrated fridge/freezer, central island feature with breakfast bar, single drainer sink having ornate mixer tap, integral dishwasher, double glazed, double opening doors onto the rear garden and further door leads to :-

#### Study/Hobby Room 10' 2" x 6' 6" (3.10m x 1.98m)

With a radiator.

#### First Floor Landing

Loft access and doors off to :-

#### Bedroom One 13' 4" (max) x 8' 7" (max) (4.06m x 2.61m)

Double glazed window to the rear, radiator, fitted wardrobe and door leads through to :-

#### Shower Room En-Suite 5' 6" x 3' 2" (1.68m x 0.96m)

Low level flush wc, wash handbasin, and shower cubicle with screened door and shower.

#### Bedroom Two 14' 3" (into bay) x 10' 10" (4.34m x 3.30m)

Double glazed bay window to the front, and radiator.

#### Bedroom Three 12' 11" x 10' 10" (3.93m x 3.30m)

Double glazed window to the rear, radiator and wash handbasin.

#### Bedroom Four 11' 0" (into door recess) x 6' 5" (max) (3.35m x 1.95m)

Double glazed window to the front. Radiator.

#### Bathroom 7' 6" (max) x 5' 11" (2.28m x 1.80m)

Double glazed window to the front, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc, and shower cubicle with screened door and shower.

#### Front

Drive providing off road parking and leading to the accommodation.

#### Useful Store

With double opening doors to the front.

#### Rear Garden

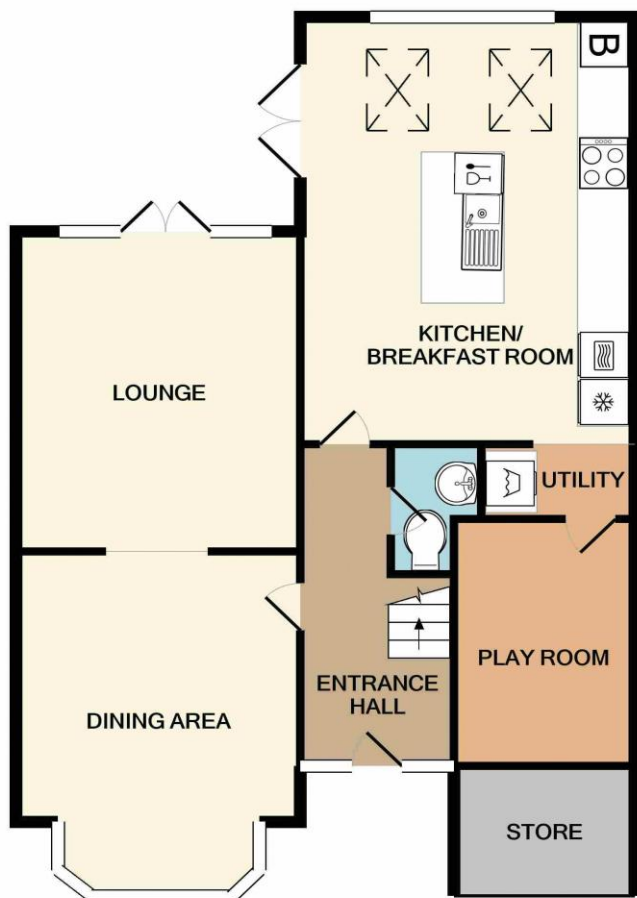
Pleasant good sized rear garden with patio, lawn area and shrub border.

#### Tenure

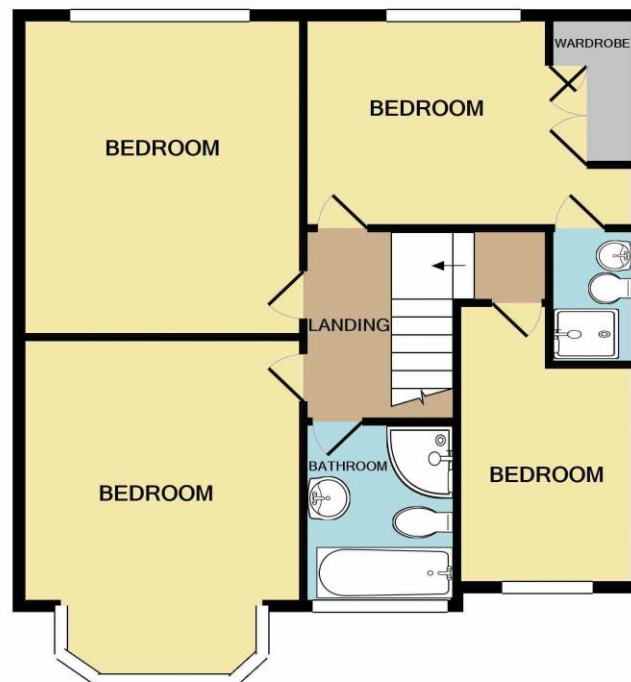
The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

#### 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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