



humberstones
homes

22 CLIVE ROAD, QUINTON, BIRMINGHAM, B32 1HN
£229,950





LOCATION

Clive Road is a pleasant residential road conveniently situated within this popular, sought after location, and is handy for local shopping facilities, bus route and schools, whilst the Hagley Road West at the top of the road enables access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Clive Road where the property is situated on the left hand side as indicated via the agents for sale board.

DESCRIPTION

Offered with NO UPWARD CHAIN, this is a spacious and extended 3 bed roomed semi detached home set within this popular location and briefly comprising the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge with double doors to dining room, extended kitchen (with integral oven/hob), utility and downstairs WC. First floor provides 3 bedrooms and re-fitted shower room. Outside is a drive at the front providing off road parking, and pleasant rear garden with garage at the rear. Maj DG & GCH. EPC Rating: D.

Porch

Single glazed front door with side single glazed panels having leaded detailing leading through to :-

Entrance Hall

Staircase rising to the first floor, radiator, laminated style floor, useful under stair storage cupboard (housing the burglar alarm control panel). Doors off to :-

Dining Room 12' 10" x 11' 0" (max) (3.91m x 3.35m)

Double glazed sliding patio door onto the rear garden, laminated style floor, radiator, attractive fire surround and double opening doors lead through to :-

Lounge 12' 11" (into bay) x 11' 11" (max) (3.93m x 3.63m)

Double glazed bay window to the front, radiator, laminated style floor, and feature fireplace with hearth housing inset coal effect fire.

Extended Kitchen 21' 6" (max overall) x 8' 0" (max) (6.55m x 2.44m)

Double glazed window to the side, double glazed window to the rear, radiator, base and wall mounted units, work surface area, display cabinet, one and a half bowl single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, concealed central heating boiler, built in storage cupboard, double glazed door to the rear garden and further door leads to :-

Utility 7' 9" x 3' 11" (max) (2.36m x 1.19m)

Plumbing for washing machine, work surface area, tiling to the walls and door leads to :-

Downstairs WC.

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

First Floor Landing

Double glazed window to the side, Loft access (pull down ladder to boarded loft space), doors off to :-

Bedroom one 13' 6" (into bay) x 11' 0" (to back of wardrobe) (4.11m x 3.35m)

Double glazed bay window to the front, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 12' 11" x 10' 11" (to back of wardrobe) (3.93m x 3.32m)

Double glazed window to the rear, radiator, and fitted wardrobes/storage cupboard.

Bedroom Three 7' 8" x 6' 11" (2.34m x 2.11m)

Double glazed window to the front. Radiator.

Re-Fitted Shower Room 6' 9" x 5' 9" (2.06m x 1.75m)

Double glazed window to the rear, radiator and suite comprising :- Wash handbasin, low level flush WC, and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Pleasant rear garden with patio, lawn, pathway and shrubbed area.

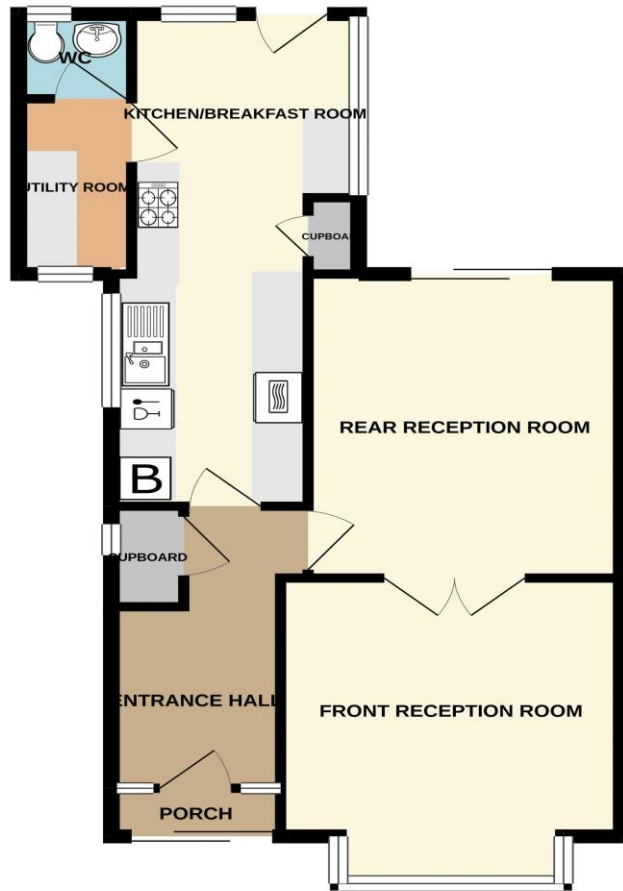
Garage (at the rear) 16' 0" x 9' 11" (4.87m x 3.02m)

Accessed via a shared rear access, having up and over door.

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

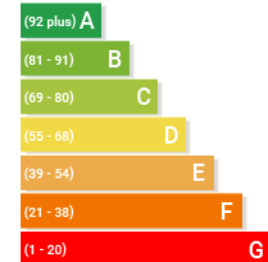


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2019

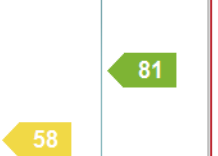


Energy Rating

Most energy efficient - lower running costs



CURRENT



POTENTIAL



Not energy efficient - higher running costs

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.

Humberstones Homes, 787 Hagley Rd West, B32 1AJ - 0121 422 1188 – sales@humberstoneshomes.co.uk



