

# HUNTERS®

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## Clydesdale Road

Quinton, Birmingham, B32 1DP



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Offers In Excess Of £367,500



## Front of The Property

To the front of the property there is a large tarmacadam driveway providing ample parking, decorative wrought-iron railings, access to garage and open storm porch with double glazed door leading from the front of the property.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing with panelling, doors to various rooms, picture rail, laminate floor and a central heating radiator.

## Dining Room

13'5" x 10'9" into bay (4.1 x 3.3 into bay )

With a door leading from entrance hall, space for dining table, picture rail, double glazed bay window to front and a central heating radiator.

## Lounge

22'3" x 10'9" (6.8 x 3.3)

With a door leading from entrance hall, comfortable space for seating, picture rail, laminate floor, double glazed bi folding doors to rear garden and a central heating radiator.

## Kitchen Breakfast Room

18'4" x 10'9" max (5.6 x 3.3 max )

With doors leading from entrance hall and utility, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, one and a half stainless steel sink and drainer, integrated eye-level oven and grill, separate gas hob, stainless steel cooker hood over, dishwasher, space for tall standing fridge freezer and breakfast table, recessed spotlights, laminate floor, double glazed window to rear, further double glazed door to side and two central heating radiators.

## Utility

With a door leading from kitchen breakfast room, plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and laminate floor.

## WC

With a door leading from entrance hall, WC, wash hand basin, part tiling, double glazed window to side and a central heating radiator.

## Landing

With stairs leading from entrance hall, doors to various, loft access with pull down ladders and double glazed window to side.

## Bedroom One

13'5" x 11'1" into bay (4.1 x 3.4 into bay )

With a door leading from landing, laminate floor, double glazed bay window to front and a central heating radiator.

## Bedroom Two

12'9" x 10'9" (3.9 x 3.3 )

With a door leading from landing, picture rail, laminate floor, double glazed window to rear and a central heating radiator.

## Bedroom Three

8'10" x 6'10" (2.7 x 2.1 )

With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, P-shaped bath with waterfall shower head and separate shower attachment, fitted shower screen, WC, wash hand basin set into vanity unit, tiled floor and walls, recessed spotlights, extractor, double glazed window to front and a chrome central heating radiator.

## Garden

With double glazed bi folding doors leading from lounge and further double glazed door from kitchen breakfast room to decked seating, well maintained lawn, mature shrub borders, trees, outside lighting, man cave with light and power, shed and gated side access leading to the front of the property.



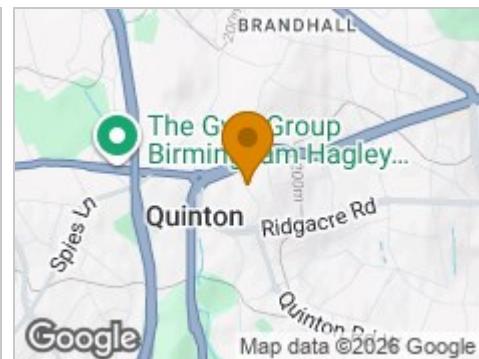
## Road Map



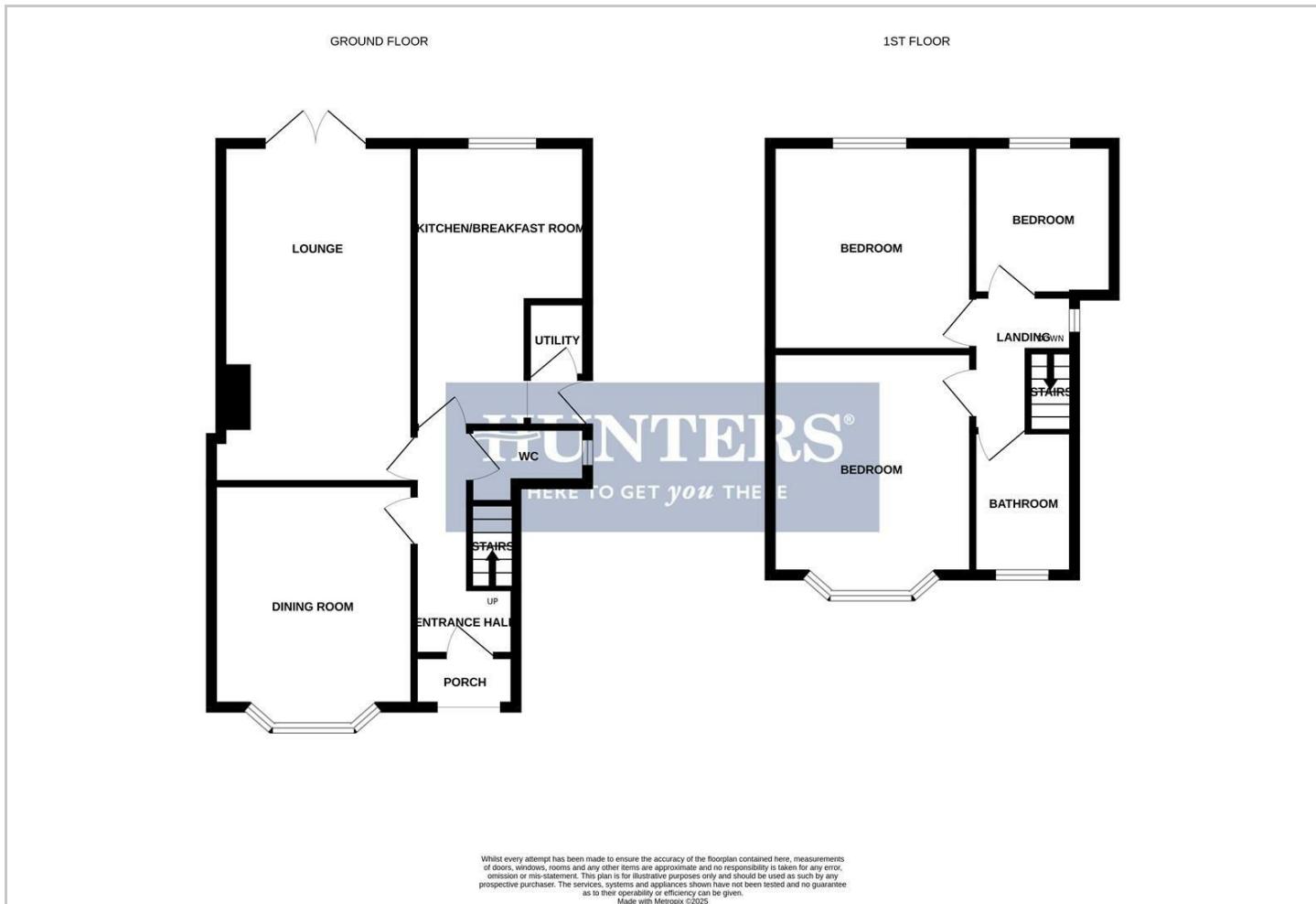
## Hybrid Map



## Terrain Map



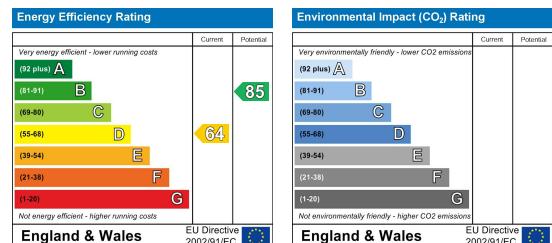
## Floor Plan



## Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.