



Taylors

QUINTON, Clay Drive

Offers In Region Of £300,000

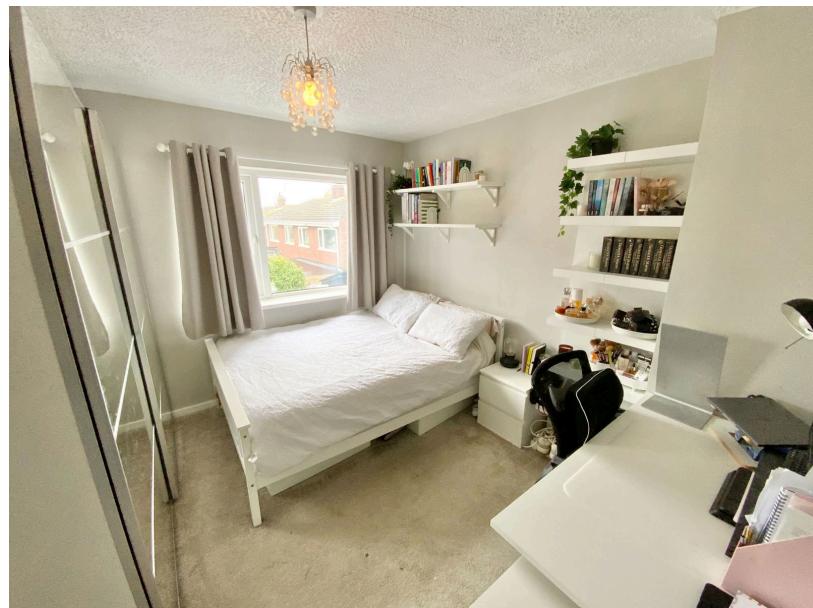
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- Well presented throughout
- Extended semi detached home
- Double glazing and gas central heating
- Council tax band C
- Superb white suite bathroom with separate shower
- Extended kitchen with integrated appliances
- Block paved drive allowing for off road parking and accompany garage
- Bedroom One and Two both with fitted furniture
- Low maintenance rear garden
- Owned solar panels



This beautifully presented and thoughtfully extended three-bedroom semi-detached home is situated in a highly sought after residential area, offering convenient access to a wide range of local amenities, reputable schools, and excellent transport links. The property has been maintained to a high standard throughout and benefits from gas central heating and double glazing. Upon entering, the home welcomes you with a useful entrance porch leading into a spacious hallway, providing access to the main living areas. The heart of the home is the impressive extended kitchen, which has been tastefully updated to provide ample storage and worktop space, ideal for modern family living. The generous living room offers a comfortable and stylish setting, with direct access to a bright conservatory that overlooks the rear garden. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all presented in excellent decorative order and Bedroom one & three with fitted wardrobes. The family bathroom is fitted with a modern suite and includes a separate shower enclosure. Externally, the property boasts a low-maintenance block-paved driveway providing off-road parking and access to a garage. The rear garden offers a private outdoor space, ideal for families or those who enjoy gardening and outdoor living. This is a superb opportunity to acquire a spacious and ready-to-move-into home in a popular location. Early viewing is highly recommended to appreciate the quality and space on offer. All main services connected. Tenure Freehold. Council Tax Band C. EPC C. Broadband/Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Construction brick, tiled roof. Long term flood risk, surface water very low, rivers very low.

Porch, Hall, Kitchen - 5.87m x 2.34m (19'3" x 7'8"), **Living Room -** 5.94m x 3.25m (19'6" x 10'8"), **Conservatory -** 5.46m x 2.97m (17'11" max x 9'9" max), **First floor landing, Bedroom One -** 4.44m x 2.72m (14'7" x 8'11"), **Bedroom Two -** 3.3m x 3.02m (10'10" x 9'11"), **Bedroom Three -** 2.54m x 2.44m (8'4" x 8'0"), **Bathroom -** 3.23m x 1.75m (10'7" max x 5'9"), **Garage, Block paved drive, Rear garden**





Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 79 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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