



Clover Drive, Bartley Green, Birmingham, B32 3DJ

- Extended and Superbly Presented End of Terrace Property
- Fantastic Location Offering Excellent Access to Local Amenities
- Off-Street Parking
- Providing Convenient Access to Harborne, Halesowen and the City Centre

- Three Generous Double Bedrooms
- Large Corner Plot with Potential For Further Extension and Development Subject to Planning Permissions
- Open Plan Kitchen Dining Room
- EPC Rating - C

Offers In The Region Of £270,000



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A superbly presented and extended end-of-terrace property situated in this quiet and popular residential neighborhood. The three bedroom property is positioned on an excellent corner plot providing potential for further extension subject to relevant planning permissions and includes a spacious single storey extension providing open-plan kitchen-dining along with a large garden and driveway at the rear.



The property is set back away from the road with a well maintained front garden and also includes gas central heating and double glazing. A useful entrance porch has a secondary door into the entrance hallway, providing staircase to first floor and access to front and rear reception rooms. A light and spacious reception room at the rear includes a large brick effect fireplace and large patio doors out to the rear garden. The front reception room leads through to the immaculately extended open-plan kitchen dining room, offering ample space for a dining table and chairs, with a refitted kitchen comprising wall and base level units with complimentary work surfaces and tiled splash-back, integrated gas hob with extractor unit, space for all the expected freestanding kitchen appliances and houses the central heating boiler.

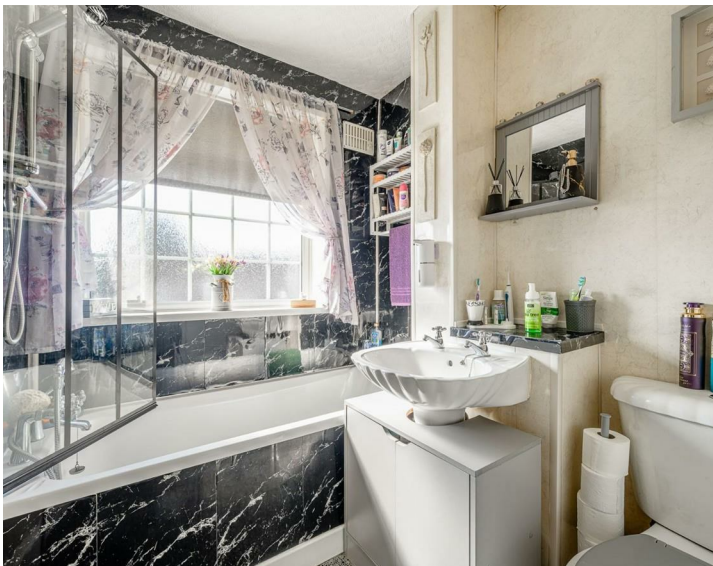
The upstairs accommodation provides three well proportioned bedrooms, including two generous double rooms, perfectly complimented by a smaller third bedroom and a partly tiled bathroom suite comprising WC, wash hand basin and bath with separate shower.



There is additional land included to the side and rear of the property, currently providing off-street parking at the rear but could be further developed subject to relevant planning permissions. Additionally, a wonderfully maintained rear garden includes a patio and lawn area, with additional decking, a side gated access to the driveway and fenced boundary.



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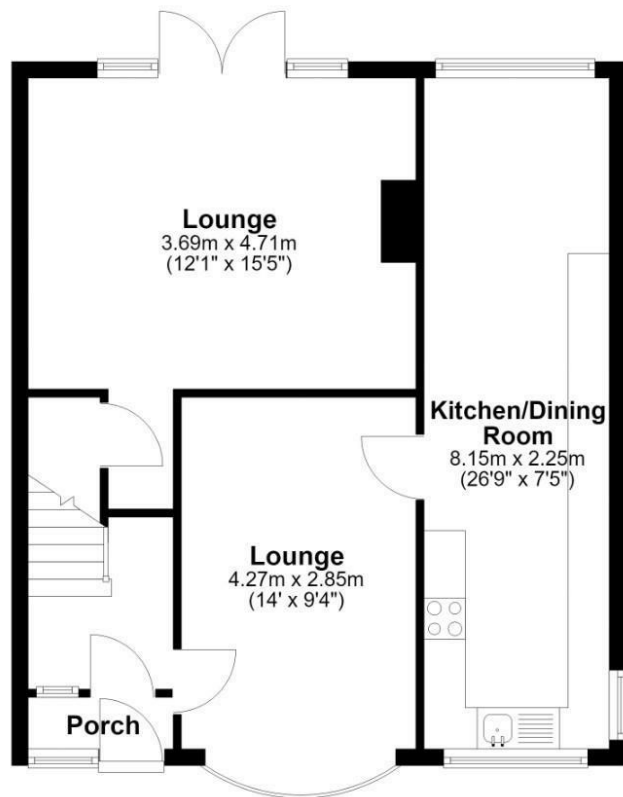


The property is positioned right in the heart of this popular residential neighborhood in the Quinton/Bartley Green area, just on the border of Harborne. The property boasts nearby local amenities and supermarkets, along with fantastic access and local

transport links to Queen Elizabeth Medical Complex, Harborne High Street and Birmingham City Centre.

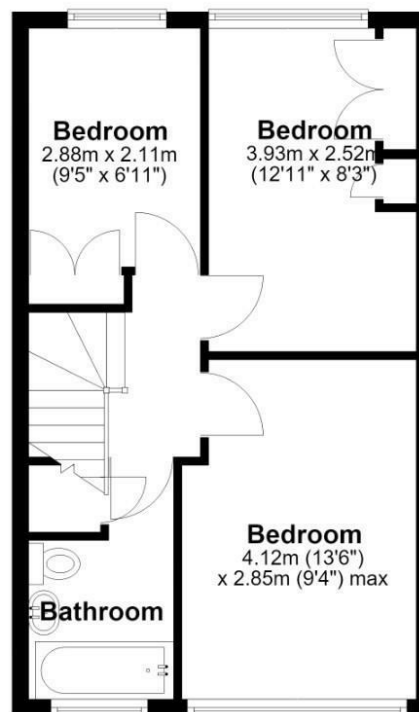
Ground Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 95.9 sq. metres (1031.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Viewings

Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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