

Horton & Storey



Stonor Road, Hall Green, Birmingham,

Offers In Region Of **£275,000**

Property Features

- NO CHAIN
- Three Bedrooms
- Two Reception Rooms
- Garage
- Off Road Parking
- Sought-After Location
- Conservatory
- Private Rear Garden

Full Description

Local Area

Situated in a convenient location. There are lots of local shops and good bus links within walking distance, and the nearby Stratford Road gives easy access to the M42.

APPROACH

Via the drive way leading to the porch.

GROUND FLOOR

ENTRANCE HALL

Stairs leading to the first floor landing, door leading to the ground floor rooms, door to the WC and a central heating radiator.

LOUNGE 11' 5" x 15' 1" (3.48m x 4.6m)

Having a double glazed bay window to the front elevation, central heating radiator and an opening onto the dining room.

DINING ROOM 10' 5" x 12' 5" (3.2m x 3.8m)

Benefiting from sliding patio doors to the rear elevation, an opening to the lounge and a central heating radiator.

WC

A handy guest WC, having a very clever WC with built in wash hand basin and an obscure double glazed window to the side elevation.

REFITTED KITCHEN 6' 6" x 8' 10" (2.0m x 2.7m)

Having a range of wall and floor base units, roll top work surfaces, a sink with mixer tap, integrated electric hob and oven, a double glazed window to the rear elevation, a door leading to the conservatory and a wall mounted central heating boiler.



CONSERVATORY 5' 10" x 7' 10" (1.8m x 2.4m)

A door leading to the patio and plumbing for a washing machine.

FIRST FLOOR

LANDING

An airy landing with a large obscure double glazed window to the side elevation with decorative panes, doors to the first floor accommodation and loft access with a pull down loft ladder leading to the boarded loft space.

BEDROOM ONE 11' 1" x 15' 1" (3.4m x 4.6m)

A double glazed bay window to the front elevation and a central heating radiator.

BEDROOM TWO 9' 10" x 12' 1" To the front of the fitted wardrobes (3m x 3.68m)

With two built in wardrobes, a double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 6' 6" x 8' 2" (2.0m x 2.5 max m)

Benefiting from a range of built in storage units, a double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

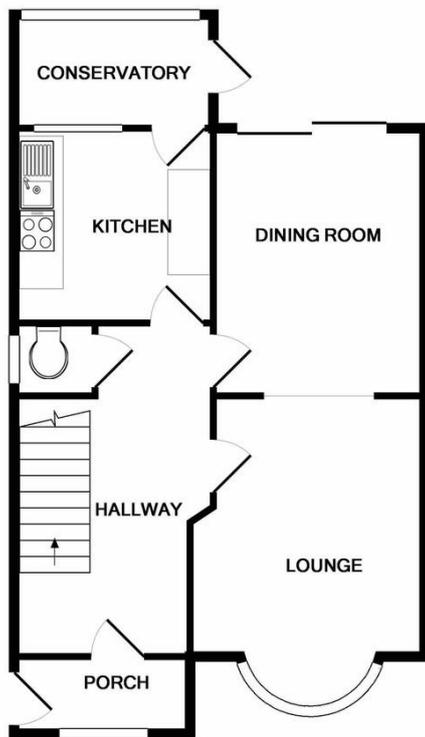
The suite comprises of a bath with shower over, WC and a unit with a sink built in. There is tiling to splash prone areas, wall and floor base units, obscure double glazed window to the rear elevation and a central heating radiator.

OUTSIDE

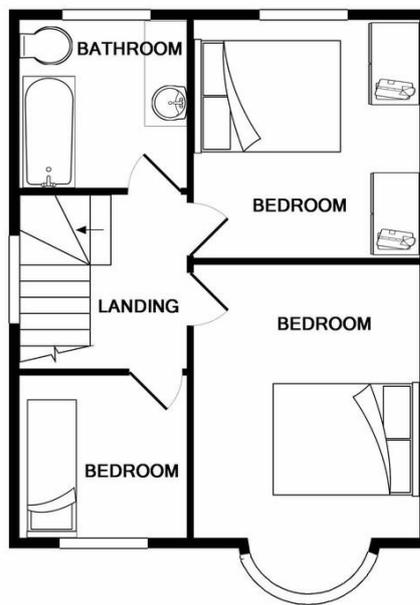
REAR GARDEN

A private south facing rear garden comprising of a slabbed patio area, side gate leading to the garage, steps down to a lawn area surrounded by mature shrubs and trees.





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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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