



**Horton
& Storey**

NAIRN CLOSE, HALL GREEN, BIRMINGHAM

£370,000





APPROACH

Brick paved driveway for multiple cars and brick to borders leading down to the porch with an UPVC front door

PORCH With glazed door into lounge

LOUNGE 11' 3" x 15' 9" (3.45m x 4.82m) Double glazed window to the front elevation with Georgian style, wall mounted central heating radiator, stairs to first floor accommodation, coving to ceiling, inset gas fire with hearth and surround, hardwood glazed double doors into extended dining room.

EXTENDED DINING ROOM 15' 10" x 9' 2" (4.85m x 2.8m) Having double glazed UPVC door and window opening onto the rear garden with a wall mounted central heating radiator, coving to ceiling and door into extended kitchen



EXTENDED BREAKFAST KITCHEN 10' 8" x 16' 0" (3.26m x 4.88m) A brilliant breakfast kitchen for the family. Having an array of wall and base units with a rolltop work surface over, tiling to splash backs, stainless steel sink with mixer tap and drainer, five ring gas hob with oven and extractor hood over, recess for washing machine tower unit housing a fridge freezer, an obscure glazed UPVC door leading to side passage and rear garden and door to downstairs w.c.



DOWNSTAIRS W.C Comprising of a close coupled w.c., pedestal sink with separate taps and an obscure double-glazed window to the side elevation

FIRST FLOOR LANDING

Obscure double-glazed window to the side elevation with doors to bedrooms and bathrooms with loft access hatch

BEDROOM ONE 8' 8" x 13' 11" (2.65m x 4.25m) Having a double-glazed window to the rear elevation, built in wardrobes and side tables, wall mounted central heating radiator and door into en suite shower room



EN SUITE SHOWER ROOM The suite comprises of a corner shower unit with mains fed shower and tiling to walls, w.c. with macerator, pedestal sink with mixer tap, spotlights to ceiling with extractor.

BEDROOM TWO 12' 1" (into wardrobe x 9' 1" (3.7m x 2.79m) Having a double-glazed window to the front elevation with Georgian style, mirrored built in wardrobes and wall mounted central heating radiator.

BEDROOM THREE 7' 8" x 9' 1" (2.34m x 2.77m) Having a double-glazed window to the front elevation with georgian style and wall mounted central heating radiator.



FAMILY BATHROOM 7' 0" x 7' 3" (2.14m x 2.23m) the suite comprises of a panel bath with mains fed shower attachment and mixer taps, pedestal sink and close coupled w.c., tiling to walls and an obscure double-glazed window to the front elevation.



OUTSIDE

INTEGRAL GARAGE 15' 9" x 8' 6" (4.81m x 2.6m)

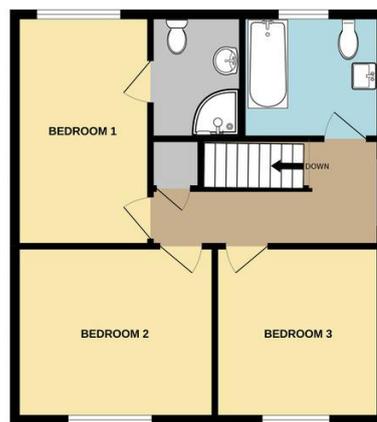
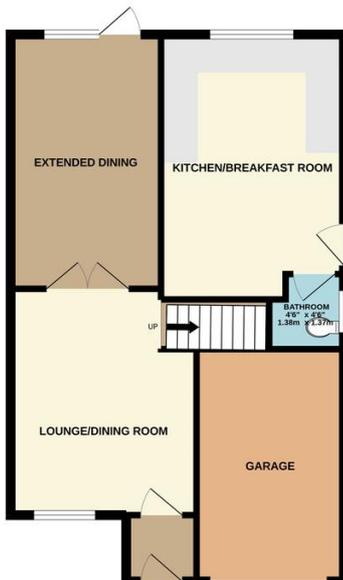
Housing traditional boiler, gas and electric meters

REAR GARDEN A secluded rear garden accessed from the dining room or kitchen. Having wooden fences to boundaries, a laid patio with lawn and established bushes



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 and 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.