



**Horton
& Storey**

PRIMROSE CROFT, HALL GREEN, BIRMINGHAM,
OFFERS IN REGION OF £280,000





LOCAL AREA

The property is situated at the end of a tree lined croft in Hall Green, close to local amenities and a short drive to Shirley High Street. You will also have good access to transport links such as train stations and the M42.

APPROACH

Set back from the road behind a front driveway which leads to a UPVC double glazed front door which opens to the

PORCH

Front door with side stained glass windows opening to the

GROUND FLOOR

ENTRANCE HALLWAY

This welcoming hallway has stairs leading to the first floor landing, ceiling light point, central heating radiator and doors off to lounge, dining room and kitchen

LOUNGE 11' 9" x 12' 1" (3.6m x 3.7m)

Can be used as a lounge or dining room it has a central heating radiator, feature fireplace with inset





gas fire and double glazed bay window to the front elevation

RECEPTION ROOM TWO 10' 9" x 15' 5" (3.3m x 4.7m)

Double glazed patio doors to the rear leading onto the patio area, tiled fireplace with gas fire and covered cornicing to the ceiling. Central heating radiator

KITCHEN 7' 6" x 9' 10" (2.3m x 3m)

Being fitted with a range of wall and base mounted storage units with roll top work surfaces over incorporating sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor hood over, ceiling light point, under stairs pantry and a door opening to the

UTILITY ROOM

Double glazed window to the front, UPVC double glazed door and window to the rear garden, wall and base mounted storage units with work surfaces over, space and plumbing for washing machine and dishwasher, central heating radiator, door opening to the garage and further door opening to

GROUND FLOOR SHOWER ROOM

Having low level WC, wall mounted wash hand basin, double width shower, extractor fan and central heating radiator

FIRST FLOOR

LANDING

Double glazed window to side elevation, loft hatch access and doors off to three bedrooms and a refitted family bathroom

BEDROOM ONE 10' 9" x 14' 5" (3.3m x 4.4m)

Another double bedroom can be used as the master also has ceiling light point, central heating radiator and double glazed bay window to the front elevation

BEDROOM TWO 10' 9" x 15' 8" (3.3m x 4.8m)

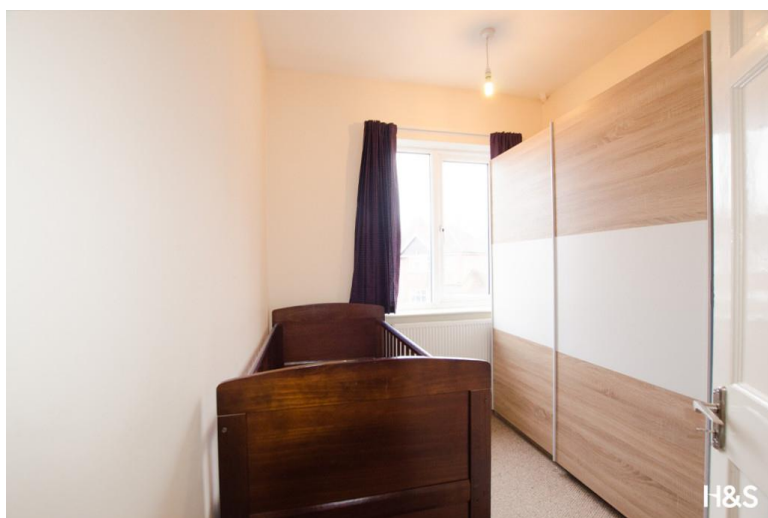
A double bedroom having a double glazed bay window to the rear, ceiling light point and, central heating radiator

BEDROOM THREE 7' 2" x 7' 10" (2.2m x 2.4m)

Double glazed window to the front elevation, central heating radiator and ceiling light point

REFITTED FAMILY BATHROOM

Fully tiled four piece bathroom suite having obscure





double glazed window to the side and rear, ceiling light point, central heating radiator, panelled bath, pedestal wash hand basin, low level wc, and a separate shower cubical

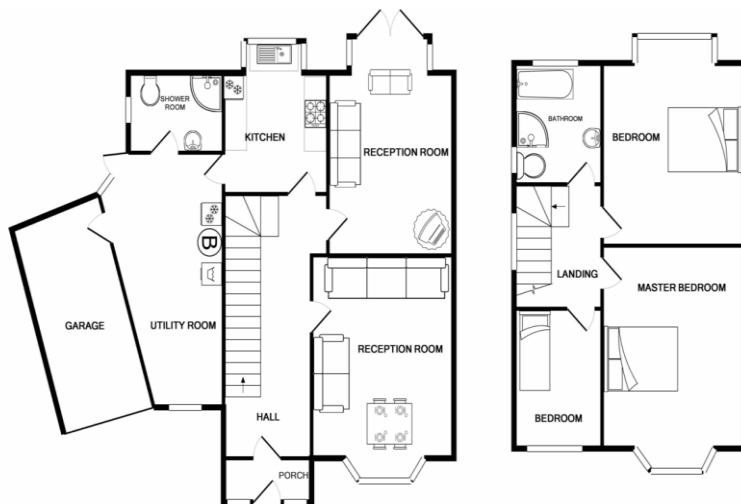
OUTSIDE

REAR GARDEN

Large rear garden having paved patio area with lawn beyond having close board panel fencing

SIDE GARAGE

Having up and over door to the front, light and power



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.