

Horton & Storey



Millford Close, Hall Green, Birmingham,

Offers Over £314,950

Property Features

- Detached
- Modern Refitted Kitchen
- Conservatory
- Garage
- Private Rear Garden
- Well Presented
- Must view!
- Guest WC

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 a recently laid block paved drive taking you to the front door.

GROUND FLOOR

HALL A welcoming entrance with space for a shoe rack, a double glazed window to the front elevation, central heating radiator, a door leading to the WC and a door to the lounge.

LOUNGE 10' 5" x 18' 2" (3.20m x 5.54m) A light room benefiting from a double glazed bay window to the front elevation, feature fireplace with gas fire, two central heating radiators, stairs to first floor landing with storage under and door leading to kitchen.

KITCHEN/DINER 8' 8" x 14' 9" (2.65m x 4.50m) A fantastic space for families, the kitchen comprises of a range of modern high gloss wall and base units, roll top work surface incorporating five ring gas hob with over head extractor fan, electric oven, stainless steel sink with mixer tap, integrated fridge freezer, dish washer and washing machine, lighting to the kickboards, central heating radiator, a double glazed window to the rear elevation and double glazed



french doors leading to the conservatory.

CONSERVATORY 9' 8" x 14' 0" (2.97m x 4.27m) Having 'Sail Style' blinds to the ceiling, an electric heater and double glazed patio doors leading to the rear garden.

GUEST WC Recently refitted with a low level flush WC, sink with vanity unit under, central heating radiator and tiled walls.

FIRST FLOOR

LANDING Doors off to the first floor rooms, airing cupboard and loft access.

BEDROOM ONE 8' 0" x 14' 0" (2.46m x 4.27m) A double bedroom with a range of fitted wardrobes, central heating radiator and a double glazed window to the front elevation.

BEDROOM TWO 7' 8" x 9' 4" (2.36m x 2.87m) A double bedroom with fitted wardrobes, central heating radiator and a double glazed window to the rear elevation.

BEDROOM THREE 6' 3" x 8' 11" (1.93m x 2.72m) A generous single bedroom with a double glazed window to the front elevation, central heating radiator and a built in storage cupboard.

FAMILY BATHROOM A modern bathroom with the suite comprising of a bath with shower screen, overhead electric shower, mixer tap and a vanity unit incorporating wash basin and low level W.C. There is tiling to splash prone areas, a radiator and an obscure double glazed window to the rear elevation.

OUTSIDE

REAR GARDEN A slabbed patio area leading to a lawn area with mature shrubs and fencing to boundaries. There is access to the garage and conservatory.



THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

More information can be made available upon request'.



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