

Horton & Storey



Hamlet Road, Hall Green, Birmingham,

Offers Over **£325,000**

Property Features

- Popular location
- Three Bedrooms
- Large Studio/Outbuildings
- Open Plan Lounge/dining room
- Ground Floor Shower Room
- First Floor Bathroom
- Large Kitchen
- Must View!

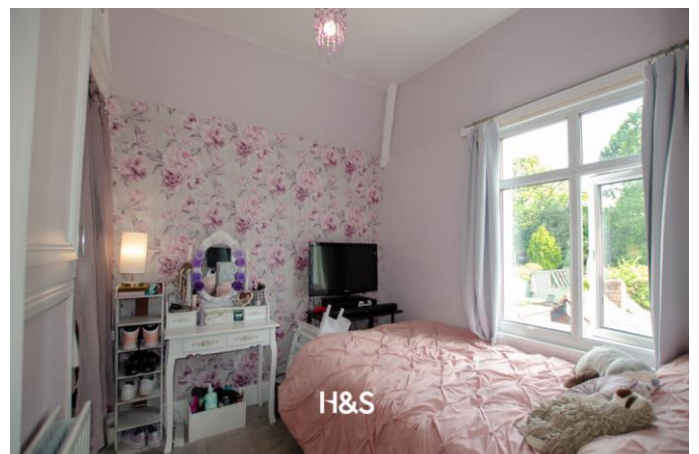
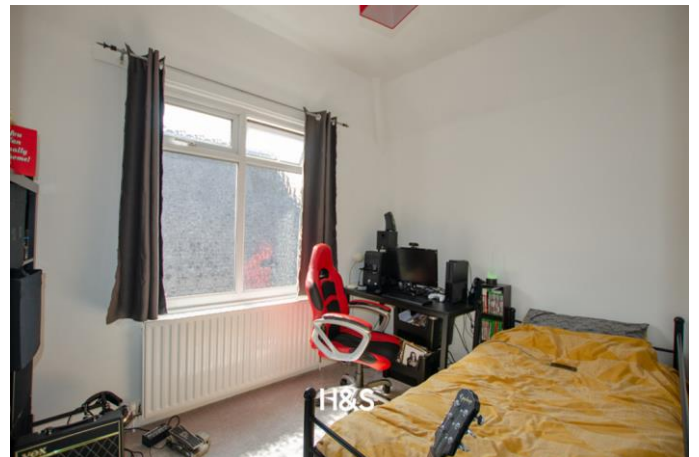
Full Description

APPROACH Via the large front drive with parking for several cars and a shared driveway leading to the rear garden. aure flueless stove fire, a double glazed bay window to the front elevation, central heating radiator, stairs leading to the first floor landing and an opening to the dining area.

DINING AREA 10' 9" x 8' 9" (3.3m x 2.68m) A double glazed window to the side elevation, central heating radiator and a door leading to the ground floor shower room.

KITCHEN 11' 6" x 20' 0" (3.52m x 6.10m) This large kitchen is ideal for a family home it consists of a range of floor base units with an integrated dishwasher bespoke wall units over, worksurfaces with an integrated gas hob and an inset sink. There is plumbing for a washing machine, tiling to the floors and splash prone areas, two double glazed windows to the side elevation, a central heating radiator and a set of double glazed patio doors leading onto the rear garden.

GROUND FLOOR SHOWER ROOM A useful addition to any home is an extra bathroom, comprising of tiled walls, a shower cubicle, sink, wc, heated towel rail and an obscure double glazed window to the side elevation.



FIRST FLOOR

LANDING Doors leading off to first floor rooms

BEDROOM ONE 12' 1" x 14' 2" (3.70m x 4.33m) A large double bedroom with a double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO 8' 5" x 10' 9" (2.59m x 3.29m) A large bedroom with a double glazed window to the side elevation and a central heating radiator.

BEDROOM THREE 8' 6" x 8' 3" (2.60m x 2.52m) There is a built in storage cupboard, double glazed window to the rear elevation and a central heating radiator.

BATHROOM The suite comprises of a corner style jacuzzi bath, a sink and tiling to the walls. There is an obscure double glazed window to the side elevation and a radiator.

WC Comprising of a WC and an obscure double glazed window to the rear elevation.

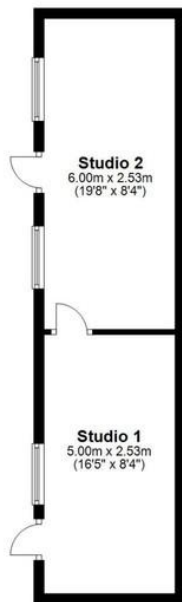
OUTSIDE

STUDIO/OUTBUILDINGS A huge selling feature to this property are the versatile outbuildings. Currently being used as an art studio and music studio but they can be used for many other purposes such as a home office, gym or children's play room.

REAR GARDEN The pleasant rear garden is not overlooked to the rear and has a patio area ideal for entertaining with an area for barbecuing leading on to a lawn which is bordered by mature shrubs and hedges. There is a side gate providing access to the front of the property.



Ground Floor
Approx. 56.7 sq. metres (610.4 sq. feet)



First Floor
Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 98.0 sq. metres (1054.5 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.

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