

# Horton & Storey



Hazelville Road, Hall Green, Birmingham,

Offers Over **£199,950**

# Property Features

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- Large Plot
- Detached Garage
- Potential To Extend Further (STPP)
- Two Bedrooms
- Off Road Parking
- Potential To Extend Further (STPP)

## Full Description

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**\*Large Corner Plot\*** An extended two bedroom end terraced house situated on a large corner plot with potential to extend (STPP). The property has got two reception rooms, kitchen, utility, conservatory, bathroom, two double bedrooms and a detached garage.

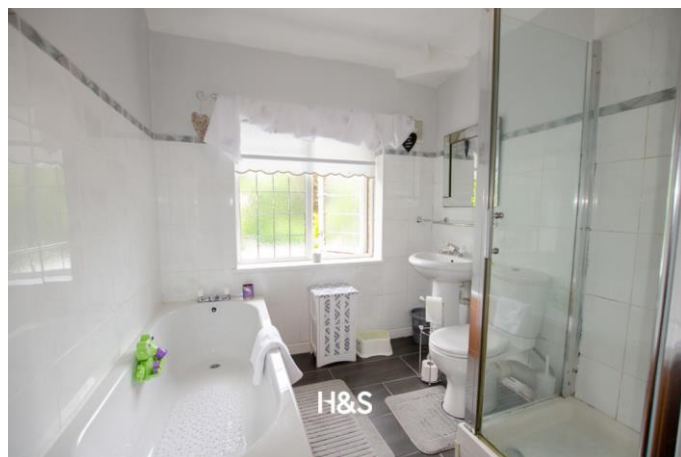
**LOCAL AREA** The property is situated in a very convenient location in Hall Green, it is close to the Stratford Road and near to Acocks Green Village, there a wide range of small shops, large supermarkets, bus routes and a train station in the Centre. As well as having good bus links you are a short drive away from the Airport, International Train Station and motorways.

**APPROACH** Via the large driveway with parking for several cars leading to the porch.

### GROUND FLOOR

**HALL** Doors leading to the lounge and dining room with storage under the stairs.

**LOUNGE** 13' 5" x 13' 9" (4.1m x 4.2m) Having a double glazed bay window to the front elevation, central heating radiator and an electric fire with feature fireplace.



**DINING ROOM** 9' 5" x 17' 2" (2.88m x 5.25m) A double glazed window to the side elevation, central heating radiator and an opening on to the kitchen making a great entertaining space.

**KITCHEN** 7' 2" x 12' 5" (2.2m x 3.8m) The kitchen consists of a range of wall and floor base units, work surface incorporating a stainless steel sink with drainer, space for a free standing cooker, plumbing for a washing machine, a double glazed window over looking the garden and a door to the utility area.

**UTILITY ROOM** Having a wall mounted sink, central heating radiator, double glazed window to the side elevation and doors leading the the wc and conservatory.

**CONSERVATORY** 7' 8" x 13' 1" (2.34m x 4.0m) Ideal additional room for a family home, with doors leading to the rear garden.

## FIRST FLOOR

**LANDING** Doors leading to the first floor room and a double glazed window to the side elevation.

**BEDROOM ONE** 10' 9" x 14' 5" (3.3m x 4.4m) A large bedroom with a double glazed window to the front elevation, central heating radiator and a built in storage cupboard.

**BEDROOM TWO** 9' 7" x 12' 10" (2.94m x 3.92m) A double bedroom with a double glazed window to the rear elevation and a central heating radiator.

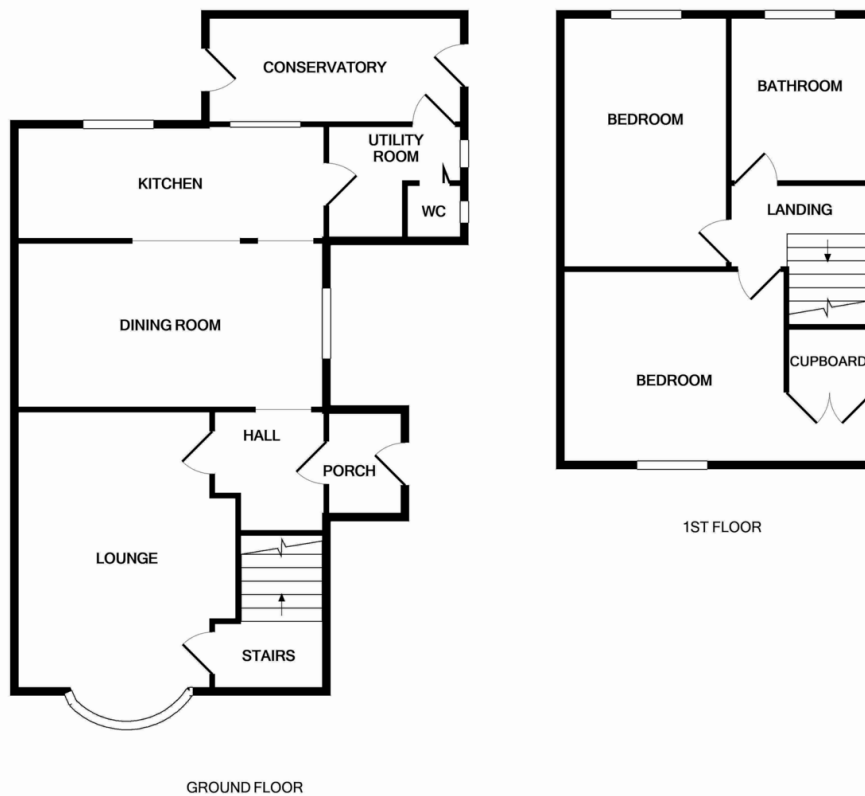
**BATHROOM** The suite comprises of a panelled bath, separate shower cubicle, wc, sink and a central heating radiator. There is tiling to splash prone areas, an airing cupboard and an obscure double glazed window to the rear elevation.

## OUTSIDE



**GARDEN** A private rear garden with a slabbed patio area leading to a lawn with mature bushes and fencing to boundaries. There is a side gate providing access to the front of the property and a door to the detached garage.

**DETACHED GARAGE** Having electric points and an electric garage door.



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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