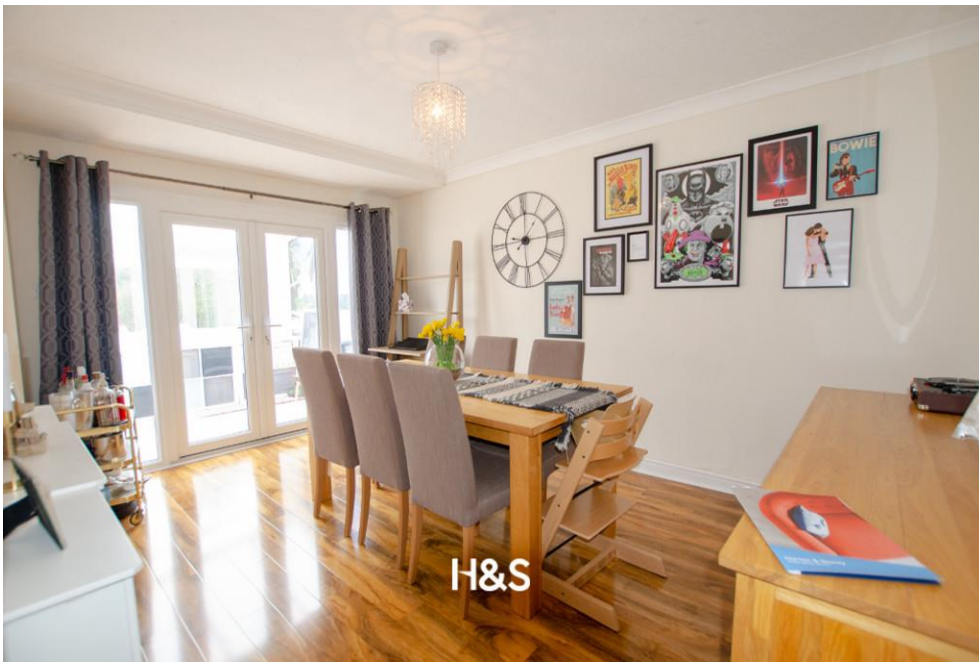


Horton & Storey



Baldwins Lane, Hall Green, Birmingham,

£274,950

Property Features

- Extended Family Home
- Two Reception Rooms
- Three Bedrooms
- Refitted Bathroom
- Kitchen
- Lean To
- New Driveway
- Huge Rear Garden

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 Solihull, Birmingham City Centre and the M42.

APPROACH Via a recently laid mixed brick paved and tarmacadam driveway with parking for two cars leading to the porch.

GROUND FLOOR

ENTRANCE HALL Having stairs leading to the first floor landing with fitted storage under, a central heating radiator and doors leading to the ground floor rooms.

LOUNGE 13' 10" x 12' 11" (4.24m Into bay m x 3.94m) A large double glazed bay window to the front elevation, a central heating radiator and a gas fire with feature fireplace.

DINING ROOM 10' 2" x 15' 0" (3.10m x 4.59m) Double glazed patio doors to the rear elevation and a central heating radiator

KITCHEN 12' 1" x 7' 10" (3.7m x 2.4m) The kitchen comprises of a range of wall and floor base units with roll top worksurfaces over incorporated an inset sink with mixer tap and drainer. There is an integrated



double oven, four ring gas hob, plumbing for a dishwasher, tiling to splash prone areas, a double glazed window and a door to the rear elevation and a central heating radiator.

LEAN TO 7' 2" x 18' 4" (2.2m x 5.6m) A handy addition to the property providing more living space with windows and a door to the rear elevation, a built in storage cupboard with plumbing for a washing machine and a door to the side access.



FIRST FLOOR

LANDING Having a double glazed window to the side elevation, a loft hatch with pull down ladder and doors leading to the rooms.

BEDROOM ONE 9' 6" x 13' 3" (2.9m to the front of the wardrobe x 4.05m) A double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO 12' 5" x 11' 2" (3.79m x 3.42m) A large double bedroom with a double glazed window to the rear elevation and a central heating radiator.

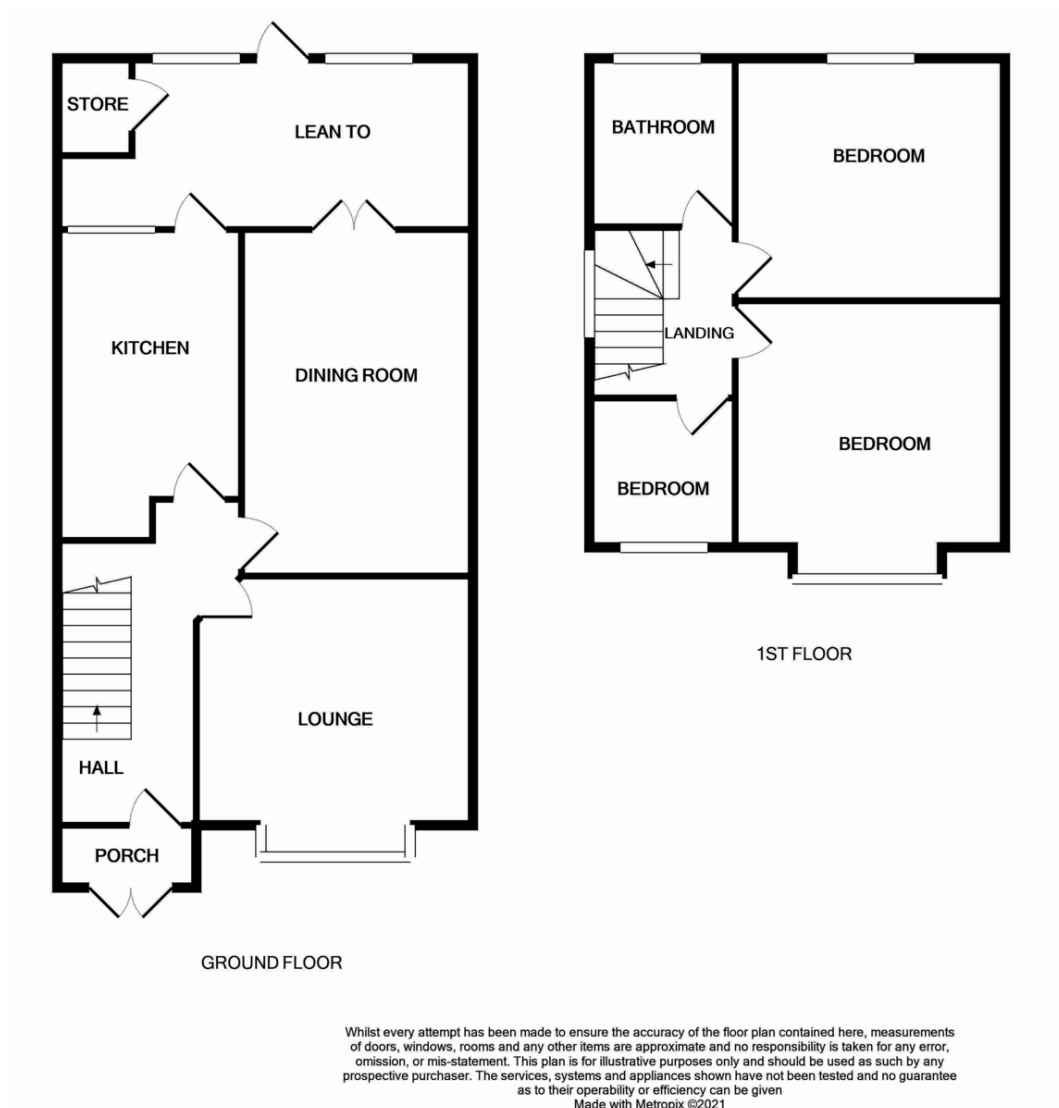
BEDROOM THREE 6' 5" x 8' 0" (1.96m x 2.45m) Having a double glazed window to the front elevation and a central heating radiator.

REFITTED BATHROOM The modern four piece suite comprises of a panelled bath with mixer tap and a shower attachment, a separate shower cubicle, sink with a vanity unit under and a WC. There is tiling to splash prone areas a chrome heated towel rail and an obscure double glazed window to the rear elevation.



OUTSIDE

REAR GARDEN The main selling feature for the property is the larger than average rear garden. This is perfect for families/entertaining and the keen gardener. There is a large patio area leading to the lawn with a further rear patio area with large timber shed and fencing to the boundaries.



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

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