

Gresham Road, Hall Green



Icons representing property features: a bed icon with the number 3, a sofa icon with the number 2, a shower icon with the number 1, and a bar chart icon with the letter D.

Offers Over £325,000

Gresham Road, Hall Green

- Semi-Detached
- 2 Reception Rooms
- Off-Road Parking
- UPVC Double Glazing
- Well Presented Property
- Rear Extension
- Lean-To
- 3 Bedrooms
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this extended 3 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Benefits from having off-road parking to the front and presented to a good standard.

The ground floor benefits from having a rear extension providing a larger reception room and kitchen to the rear. Another reception room is provided to the front and access to a lean-to ideal for storage can be found to the side. The first floor offers 3 spacious bedrooms along with a family bathroom.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus. Nearby shops include Tesco, found within a short walking distance. This property sits approx. 3 miles from Birmingham City Centre.

Directions

Reception Room

3.60m x 3.50m (11'9" x 11'5")

Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator

Lounge

6.80m x 2.70m (22'3" x 8'10")

Benefits from having been extended to the rear, double glazed patio doors to rear, wood flooring, chimney breast with fireplace, skylight, ceiling and downlights, wall mounted radiators

Kitchen

5.76m x 2.30m (18'10" x 7'6")

Extended to the rear, double glazed window to rear, velux, laminate wood worktop, drainer sink with mixer tap, integrated gas cooker and oven, extractor, tiled flooring, ceiling and downlights

Bedroom 1

3.70m x 3.60m (12'1" x 11'9")

Double window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobes with overhead storage and dressing table

Bedroom 2

3.60m x 3.10m (11'9" x 10'2")

Double glazed window to front, laminate flooring, ceiling light, wall mounted radiator, coving to ceiling

Bedroom 3

2.40m x 2.30m (7'10" x 7'6")

Double glazed window to front, laminate flooring, ceiling light, wall mounted radiator

Shower Room

1.80m x 1.50m (5'10" x 4'11")

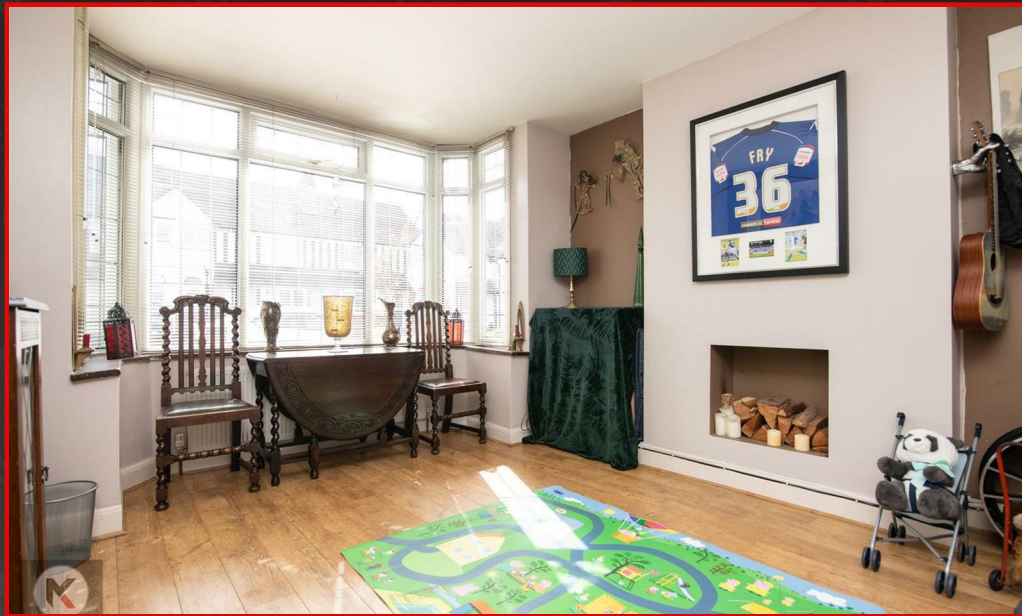
Privacy double glazed window to side and rear, walk-in double shower with thermostatic shower unit, heated towel rail, vanity wash unit with mixer tap, toilet, ceiling downlights

Rear Garden

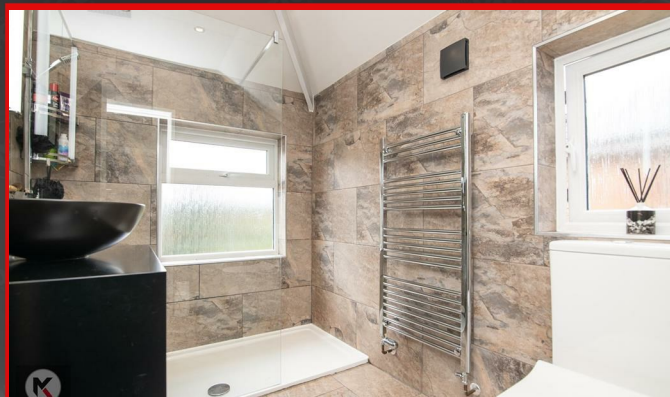
Patio, fence panels to boundaries, laid lawn



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