

Gresham Road, Hall Green



£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, under floor heating.

### 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, under floor heating.

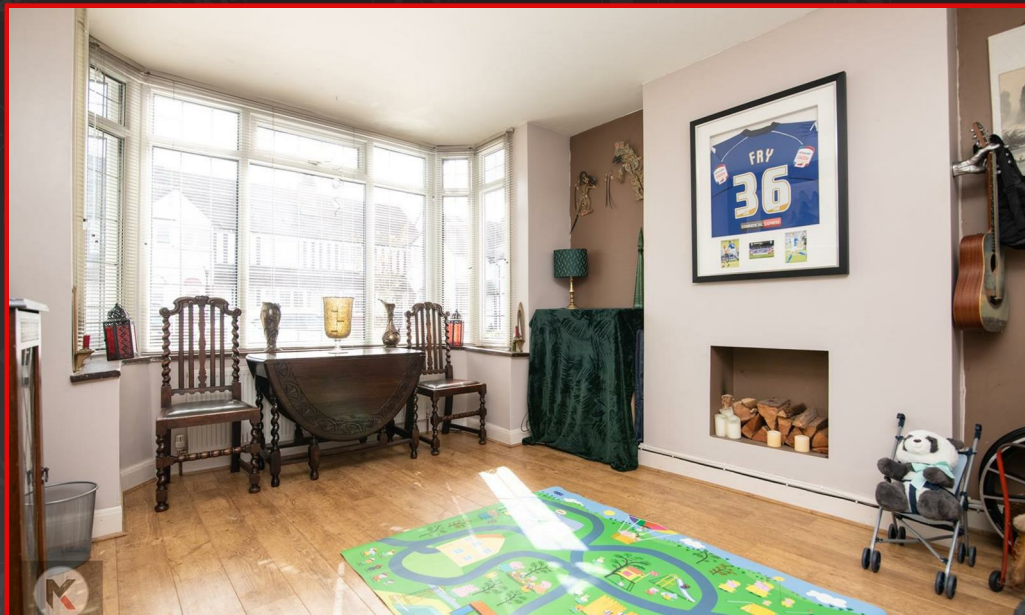
### Rear Garden

Patio, fence panels to boundaries, laid lawn



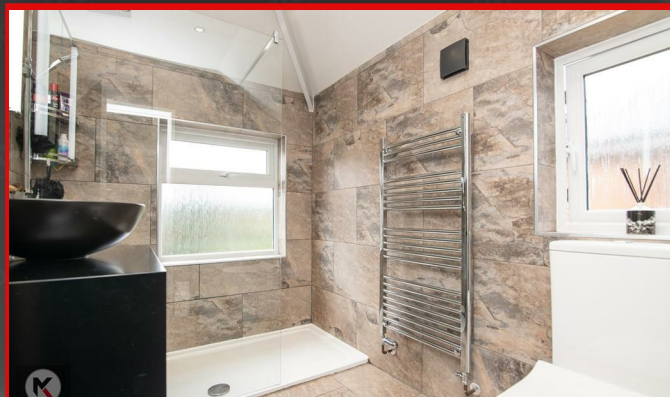


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