

# Stonerwood Avenue, Hall Green



4



1



2



**£450,000**

KLARICO Estate Agents are delighted to present this stunning 4 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Original 4 bedroom property. Off-road parking along with a garage.

Welcome to Stonerwood Avenue, Hall Green - a charming semi-detached house that exudes elegance and comfort. This well-presented property boasts a spacious first floor landing, perfect for creating a cosy reading nook or a mini art gallery.

With 4 bedrooms, including an en-suite to the master bedroom, there's ample space for a growing family or for hosting guests. The original 4 bedroom layout adds character and history to this lovely home, making it a unique find in the area.

Parking is always a breeze with room for 3 vehicles, ensuring convenience for you and your visitors. Whether you're a car enthusiast or simply value easy parking, this feature is sure to impress.

Located in the desirable area of Hall Green, this property offers a blend of tranquillity and accessibility. Imagine coming home to this peaceful neighbourhood after a busy day, where you can unwind and relax in your own slice of paradise.

Don't miss out on the opportunity to make this charming house your new home. Book a viewing today and discover the endless possibilities that Stonerwood Avenue has to offer.



# Stonerwood Avenue, Hall Green

- Semi-Detached
- Garage
- Well Presented
- Gas Central Heating
- Stunning Rear Garden
- Original 4 bedrooms
- Off-Road Parking
- UPVC Double Glazing
- Ideal Family Home

## Kitchen

13'1" x 5'10" (4.00m x 1.80m)

Double glazed window to front, tiled flooring, wall mounted radiator, worktop, storage cupboards, drainer sink with mixer tap, ceiling light, integrated gas cooker with oven and extractor

## Lounge/Dining Room

18'8" x 14'9" (5.70m x 4.50m)

Spacious living space with wood flooring, ceiling lights, double glazed windows and bay with patio doors to rear garden. Wall mounted radiator

## W.C

Ground floor guest W.C, toilet, floating sink with mixer tap, wall mounted radiator, tiled flooring

## Bedroom 1

10'9" x 9'10" (3.30m x 3.00m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

## En-Suite

7'2" x 4'11" (2.20m x 1.50m)

Shower enclosure with thermostatic shower unit, privacy double glazed window to side, floating sink with mixer tap, integrated toilet, heated towel rail, m wall and floor tiles, ceiling light

## Bedroom 2

12'5" x 9'6" (3.80m x 2.90m)

Double glazed window to front, carpet, ceiling light, wall mounted radiator

## Bedroom 3

11'9" x 8'6" (3.60m x 2.60m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

## Bedroom 4

10'9" x 9'10" (3.30m x 3.00m)

Double glazed window to front, carpet, ceiling light, wall mounted radiator

## Shower Room

7'2" x 6'6" (2.20m x 2.00m)

Privacy double glazed window to side, double shower enclosure with thermostatic shower unit, floating sink with mixer tap, toilet, heated towel rail, bath

## Rear Garden

Patio, laid lawn, fence panels to boundaries

## Garage

17'8" x 8'6" (5.40m x 2.60m)

Spacious garage with up and over door, ceiling light

## Directions



Stonerwood Avenue, Hall Green

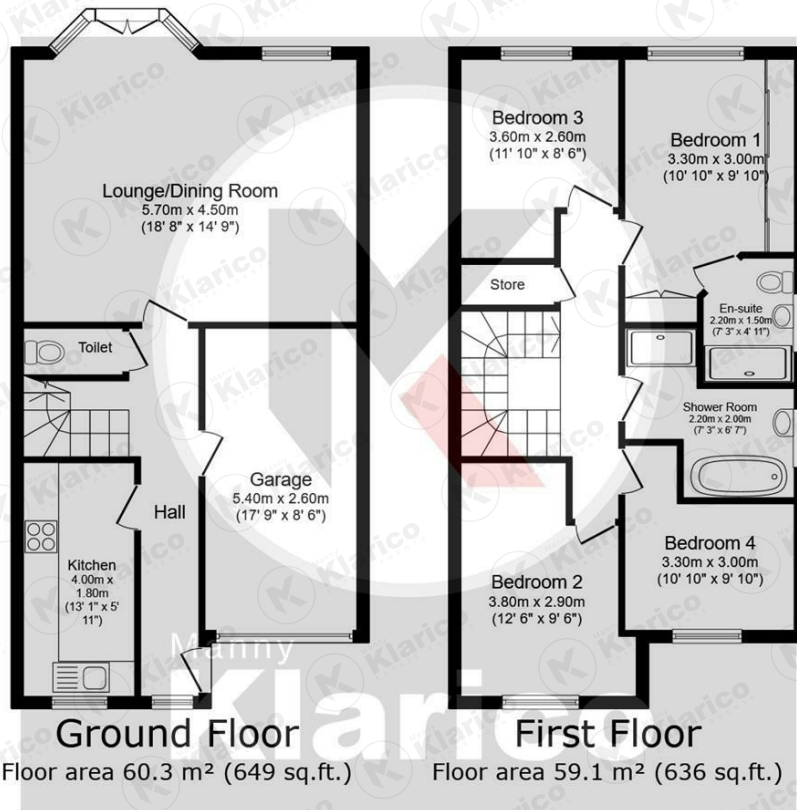


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TOTAL: 119.4 m<sup>2</sup> (1,285 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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