

# Acheson Road, Hall Green



£445,000

KLARICO Estate Agents are delighted to present this stunning 5 bedroom semi-detached property situated within a sought after street in Hall Green, Birmingham. Features an impressive rear and side extension along with a loft conversion. A must view!

The ground floor briefly comprises of 3 reception rooms, a separate dining room, a utility room and large kitchen as part of the ground floor extensions. The first floor provides 3 spacious bedrooms along with a family bathroom. The second floor provides 2 spacious bedrooms along with a stunning shower room as part of the dormer loft conversion. This property features an impressive rear garden with laid lawn and provides off-road parking to the front of the property.

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. This property sits approx. 4 miles from Birmingham City Centre.



# Acheson Road, Hall Green

- Semi-Detached
- 3 Reception Rooms
- Seperate Kitchen
- Rear Extension
- Loft Conversion
- 5 Bedrooms
- Seperate Dining Room
- Separate Utility Room
- Side Two Storey Extension
- Immaculate Property

## Family Room

13'11" x 10'0" (4.24m x 3.04m)  
Double glazed bay window to front, ceiling light, coving to ceiling, wall mounted radiator, carpet

## Living Room

13'6" x 10'0" (4.12m x 3.04m)  
Double glazed bay window to rear, carpet, ceiling and wall lights, coving to ceiling, wall mounted radiator

## Dining Room

8'6" x 12'5" (2.59m x 3.79m)  
Tiled flooring, ceiling lights, wall mounted radiator, coving to ceiling

## Sitting Room

17'11" x 7'7" (5.45m x 2.31m)  
Double glazed window to front, carpet, ceiling light, wall mounted radiator

## Kitchen

11'6" x 15'9" (3.51m x 4.79m)  
Double glazed window to rear, tiled flooring, ceiling downlights, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods

## Utility

11'6" x 5'3" (3.51m x 1.60m)  
Double glazed window to rear, tiles flooring, ceiling light

## Bedroom 1

14'0" x 10'4" (4.26m x 3.15m)  
Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, fitted wardrobes

## Bedroom 2

14'2" x 10'4" (4.32m x 3.15m)  
Double glazed bay window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobes

## Bedroom 3

14'10" x 7'3" (4.52m x 2.20m)  
Double glazed window to front, wall mounted radiator, ceiling light, carpet, access to walk-in wardrobe

## Bathroom

8'4" x 7'10" (2.54m x 2.40m)  
Privacy double glazed windows to rear, bath with shower unit, vanity wash unit with mixer tap, heated towel rail, floor and wall tiling, toilet, ceiling downlights

## Walk-in Wardrobe

9'0" x 3'9" (2.74m x 1.14m)  
Addition to bedroom 3, double glazed window to rear, ceiling light, carpet

## Bedroom 4

10'5" x 10'6" (3.17m x 3.21m)  
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

## Bedroom 5

7'7" x 13'1" (2.30m x 4.00m)  
Two Velux windows, carpet, ceiling light, wall mounted radiator

## Shower Room

8'11" x 4'11" (2.72m x 1.49m)  
Privacy double glazed window to rear, tiled flooring, wall tiles, walk in shower cubicle with thermostatic shower unit, vanity wash unit with mixer tap, toilet with douche kit.

## Rear Garden

## Directions



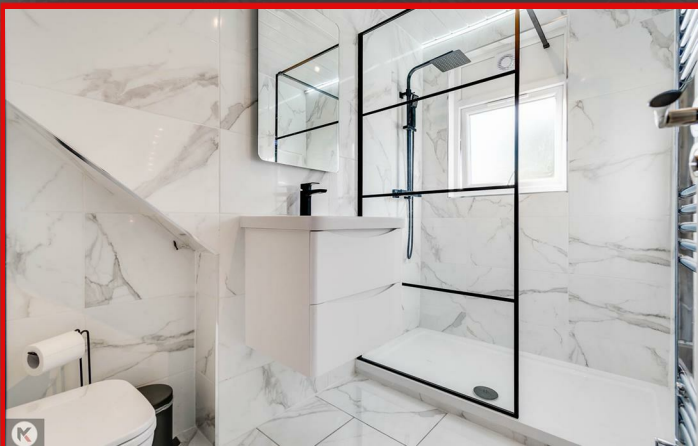
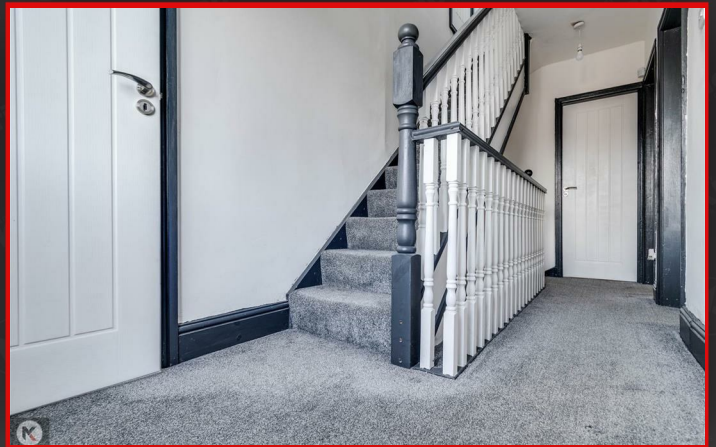
Acheson Road, Hall Green



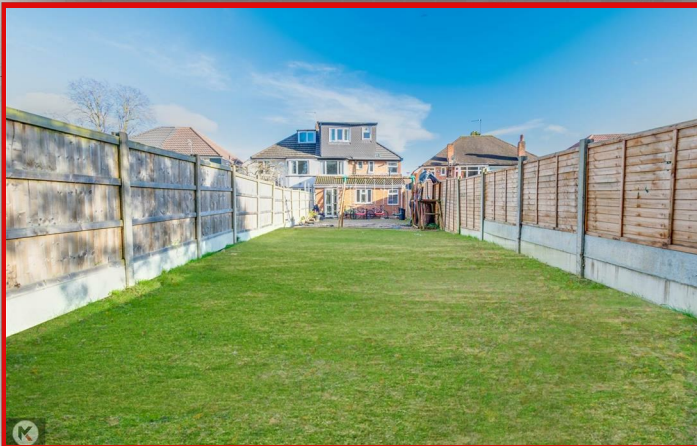
Patio, laid lawn, fence panels to boundaries



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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