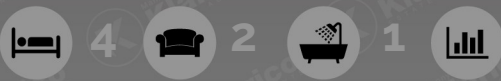


Boden Road, Hall Green



£475,000

Boden Road, Hall Green

- 2 Reception Rooms
- Gas Central Heating
- Off-Road Parking
- Potential To Become A Stunning Family Home
- Detached Property
- 4 Bedrooms
- Locked garage
- Huge Scope To Be Further Extended (stpp)
- Potential Development Project
- Good Sized Garden

KLARICO estate agents proudly present this stunning 4 bedroom detached property located within a prominent part of Hall Green, Birmingham. Benefits from having an impressive rear garden and provides off road parking for multiple vehicles. A potential development opportunity for a stunning family home (stpp)!

Welcome to this detached property located within a sought after street of Hall Green, Birmingham. This property currently provides two spacious reception rooms to the ground floor along with four spacious bedrooms to the first floor. Although the property has been reasonably well maintained, it will benefit from modernisation and truly offers a substantial amount of potential to be converted into a large family home, located within a popular street.

Further potential includes a ground floor rear extension, potential side extension along with a full dormer loft conversion subject to the necessary planning permission. This property could become a stunning 5/6 bedroom detached property with a substantial ground floor space. This property has been priced attractively giving the potential value that could be added to such property. Outline plans have been drawn up, although were never submitted, available on request.

Local facilities include a range of shopping outlets within the Hall Green area, including Waitrose and Aldi. This property is located within close proximity to Solihull and Shirley. A number of good schools and nurseries can also be found through the Hall Green and surrounding areas.

There is huge potential to this one, so don't miss out and get yourself an early viewing.

Hall
4.54m x 2.48m (14'11" x 8'2")
Stained glass window, parquet flooring, ceiling lights, understairs cupboard and ceiling height corner cupboard, wall mounted radiator

Living Room
3.79m x 4.00m (12'5" x 13'1")
Leaded light glass bay window to front, carpet flooring, fireplace and chimney breast, wall mounted radiator, ceiling lights, skirting

Reception Room
4.25m x 3.66m (13'11" x 12'0")
Double glazed window and patio door to rear, wood flooring, fireplace and chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen
2.00m x 2.97m (6'7" x 9'9")
Double glazed window to rear, tile flooring, splashback tiling, wall mounted boiler, ceiling lights, storage units, worktops, drainer sink with mixer tap

Utility
0.89m x 1.99m (2'11" x 6'6")
Storage units, worktop, tile flooring

Lean-to
2.00m x 2.40m (6'7" x 7'10")
Old coal store, garden slab flooring, door to the garden

WC
0.74m x 1.41m (2'5" x 4'8")
Toilet, ceiling light

Garage
3.79m x 2.40m (12'5" x 7'10")
Double doors, ceiling light

Bedroom 1
3.55m x 4.02m (11'8" x 13'2")
Leaded light glass bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2
4.33m x 3.57m (14'2" x 11'9")
Double glazed window to rear, wood flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3
2.00m x 2.95m (6'7" x 9'8")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 4
4.46m x 2.50m (14'8" x 8'2")
Double glazed window to rear, leaded light glass window to front, carpet, wall mounted radiator, skirting, ceiling light

Bathroom
2.50m x 2.64m (8'2" x 8'8")
Privacy leaded light glass glazed window to front, carpet flooring, wall tiles, bathtub with separate taps, shower unit, pedestal sink with separate taps, wall mounted radiator

WC
Tile flooring, double glazed window to side, toilet, ceiling light

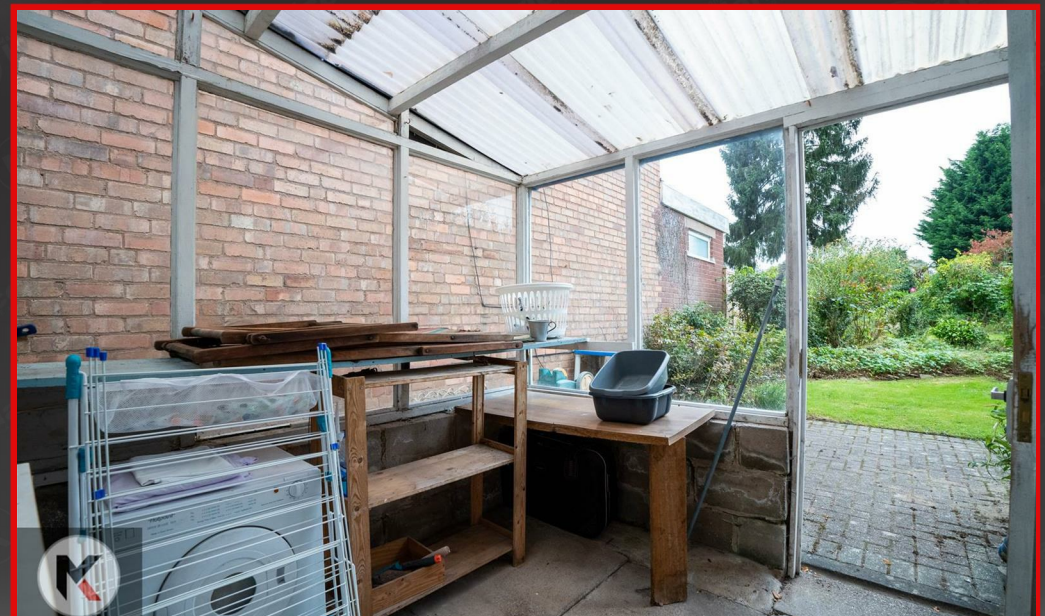
Garden
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, fruit trees and shrubs

Tenure: Freehold
Council Tax Band: E

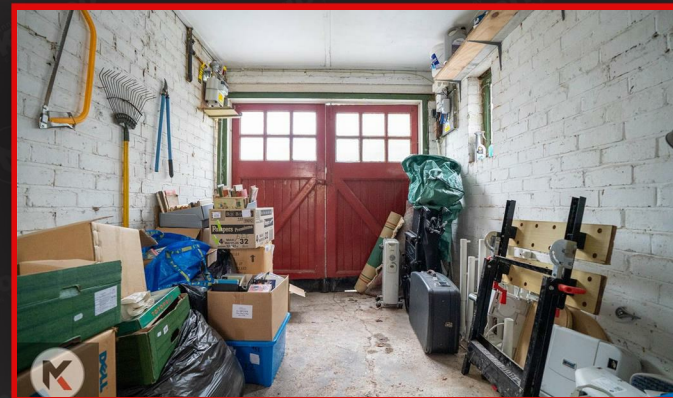
Directions



Boden Road, Hall Green

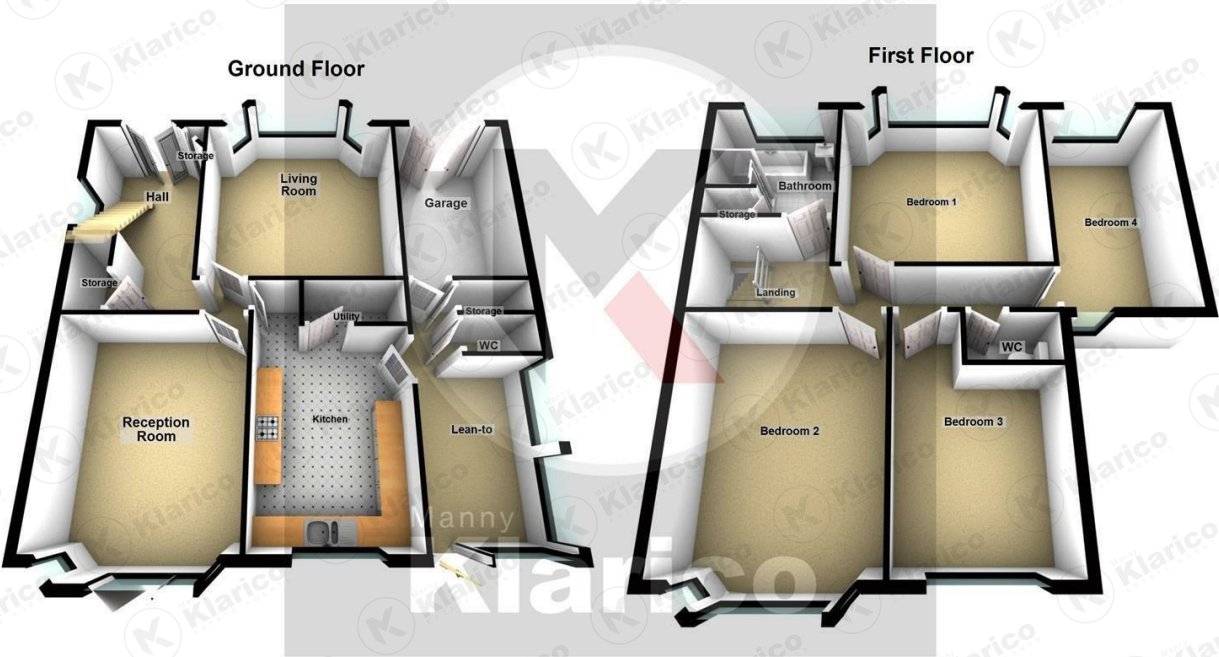


Boden Road, Hall Green



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Total area: approx. 154.4 sq. metres (1662.4 sq. feet)

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. Bedroom 4 has a sloped ceiling.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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