

## Stratford Road, Hall Green



**Offers Over £435,000**

Nestled on the desirable Stratford Road in Hall Green, Birmingham, this impressive semi-detached house offers an abundance of space and potential for those seeking a family home or a development project. Spanning an impressive 1,994 square feet, the property boasts six generously sized bedrooms, making it ideal for larger families or those in need of extra space for guests or a home office.

The house features two well-proportioned reception rooms, providing ample room for relaxation and entertaining. The layout is both practical and inviting, allowing for a seamless flow between living areas. With two bathrooms, the property ensures convenience for all residents, catering to the demands of modern family life.

The exterior of the home is equally appealing, with parking available for up to three vehicles, a valuable asset in this bustling area. The location itself is superb, offering easy access to local amenities, schools, and transport links, making it a prime choice for families and commuters alike.

This property presents a fantastic opportunity for those looking to create their dream home. With its spacious layout and potential for development, it can be transformed into a stunning family residence that meets all your needs. Whether you are looking to invest or settle down, this house on Stratford Road is a remarkable find that should not be missed.





## Stratford Road, Hall Green

- Semi-Detached
- 6 Bedrooms
- Good Sized Garden
- Huge Scope To Be Further Extended (stpp)
- Potential To Become A Stunning Family Home
- 2 Reception Rooms
- Locked garage
- Kitchen/Dining Area
- Potential Development Project
- Off-Road Parking

### Hallway

17'3" x 2'4" (5.25m x 0.71m)

Carpet flooring, ceiling lights, storages

### Reception

14'1" x 12'4" (4.30m x 3.76m)

Double glazed bay window to front, carpet flooring, gas fire place, ceiling lights, skirting

### Living Room

14'10" x 10'10" (4.52m x 3.31m)

Double glazed window to rear, carpet flooring, gas fire place, ceiling light, skirting

### Kitchen

16'6" x 8'0" (5.03m x 2.45m)

Double glazed windows to rear and side, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, dishwasher, washing machine

### Dining Area

16'6" x 8'8" (5.03m x 2.64m)

Double glazed door to rear, Lino flooring, ceiling light, skirting, storage units

### Shower Room

5'4" x 8'0" (1.63m x 2.45m)

Privacy double glazed window to side, tile flooring, shower unit, pedestal sink with mixer tap, heated towel rail

### Garage

15'0" x 8'0" (4.58m x 2.45m)

Garage door, ceiling light, concrete flooring

### Bedroom 1

14'10" x 10'10" (4.52m x 3.31m)

Double glazed window to rear, carpet flooring, skirting, ceiling light, Built up wardrobes

### Bedroom 2

13'6" x 12'4" (4.11m x 3.76m)

Double glazed bay window to front, carpet flooring, skirting, ceiling light, Built up wardrobes, pedestal sink with separate taps

### Bedroom 3

7'10" x 7'3" (2.40m x 2.21m)

Double glazed window to front, carpet flooring, skirting, ceiling light

### Bedroom 4

14'5" x 8'4" (4.40m x 2.53m)

Double glazed window to front, carpet flooring, skirting, ceiling light

### Bathroom

7'8" x 8'9" (2.34m x 2.66m)

Privacy double glazed windows to side and rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, wash basin with mixer tap, heated towel rail

### Landing

14'4" x 8'9" (4.38m x 2.66m)

Carpet flooring, ceiling lights, window to side

### Bedroom 5

9'9" x 13'0" (2.96m x 3.97m)

Double glazed window to rear, Velux window, carpet flooring, skirting, ceiling light

## Directions





Stratford Road, Hall Green



#### Bedroom 6

8'10" x 12'4" (2.68m x 3.76m)

Single glazed window to front, carpet flooring, skirting, ceiling light

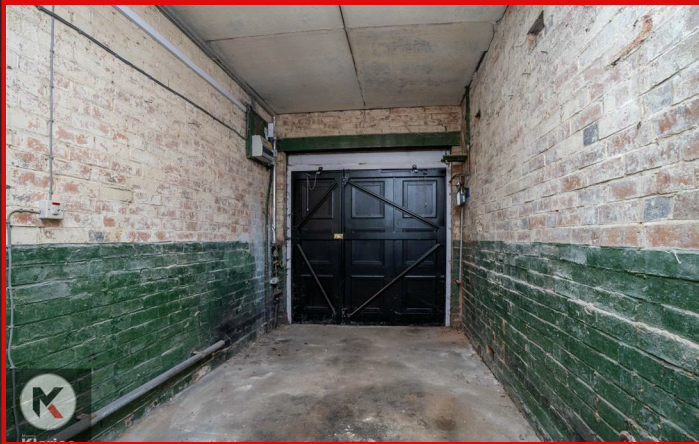
#### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs





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Total area: approx. 185.3 sq. metres (1994.2 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.



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