

Southam Road, Hall Green



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Offers Over £460,000

Southam Road, Hall Green

- Detached
- Extended
- Gas Central Heating
- Off-Street Parking
- No Upward Chain
- 4 Bedrooms
- uPVC Double Glazing
- Further Potential (STPP)
- Garage

Klarico Estate Agents proudly introduce this 4 bedroom well presented detached property situated within a prominent part of Hall Green. Benefits from having a rear extension to provide additional ground space and features off-street parking for multiple vehicles.

The ground floor briefly comprises of an extended living room, dining room, kitchen and a ground floor bedroom with en-suite, whilst the first floor offers 3 bedrooms and a family bathroom with separate toilet. This property benefits from having a large mature rear garden and has been well maintained and also benefits from a rear garage.

Within the local proximity can be found good schools and nurseries including Hall Green Secondary school along with easy access to public transport links including rail and bus. A number of amenities can be found including Waitrose and Tesco, all within walking distance.

This property offers great further potential and only upon a viewing could you appreciate its complete capacity. Call us for your viewing!

Frontage

Well presented with off-street parking for multiple vehicles, laid lawn, access to garage

Porch

Double glazed, tiled flooring, skirting, light, spacious, door to:

Hall

Spacious hallway, carpet, wall mounted radiator, ceiling light, skirting, door to:

Storage

Storage room beneath staircase

Living Room

7.00m x 3.68m (23'0" x 12'1")
Double glazed window to front, carpet, coving to ceiling, ceiling light, wall mounted radiator, skirting, gas fireplace, archway

Dining Room

3.64m x 2.22m (11'11" x 7'3")
Open-Plan, carpet, skirting, wall mounted radiator, access to storage room, ceiling light

Kitchen

4.07m x 2.57m (13'4" x 8'5")
Double glazed window to rear and side, worktops, integrated gas cooker, splashback tiling, lino flooring, ceiling light, drainer sink with mono taps, provision for white goods

Landing

Spacious landing with access to first floor bedrooms, bathroom and wc

Bedroom 1

3.74m x 3.67m (12'3" x 12'0")
Double glazed window to front, carpet, skirting, wall mounted radiator, ceiling light

Bedroom 2

3.18m x 3.85m (10'5" x 12'8")
Double glazed window to rear, skirting, ceiling light, wall mounted radiator, carpet

Bedroom 3

3.19m x 3.38m (10'6" x 11'1")
Double glazed window to front, carpet, skirting, wall mounted radiator, fitted wardrobes,

Bedroom 4

4.07m x 3.05m (13'4" x 10'0")
Ground floor bedroom with wc and shower room, carpet, wall mounted radiator, double glazed window to rear with access to garden, coving to ceiling, ceiling light

Shower Room

Ground floor wet room with shower unit for bedroom 4

Bathroom

Privacy double glazed window to rear, bathtub with mono taps, wash basin with mono taps, carpet, ceiling light, heated towel rail

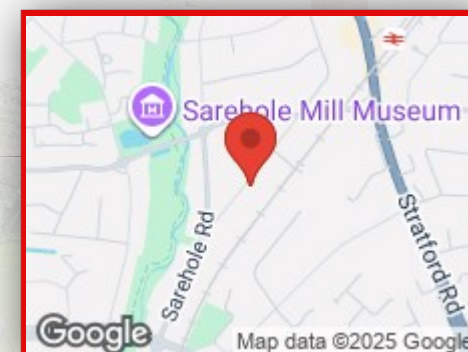
Garage

At rear, used as storage

Rear Garden

EXTENDED rear garden with garage, mature, laid lawn, fence panels to boundaries, hedgerow,

Directions



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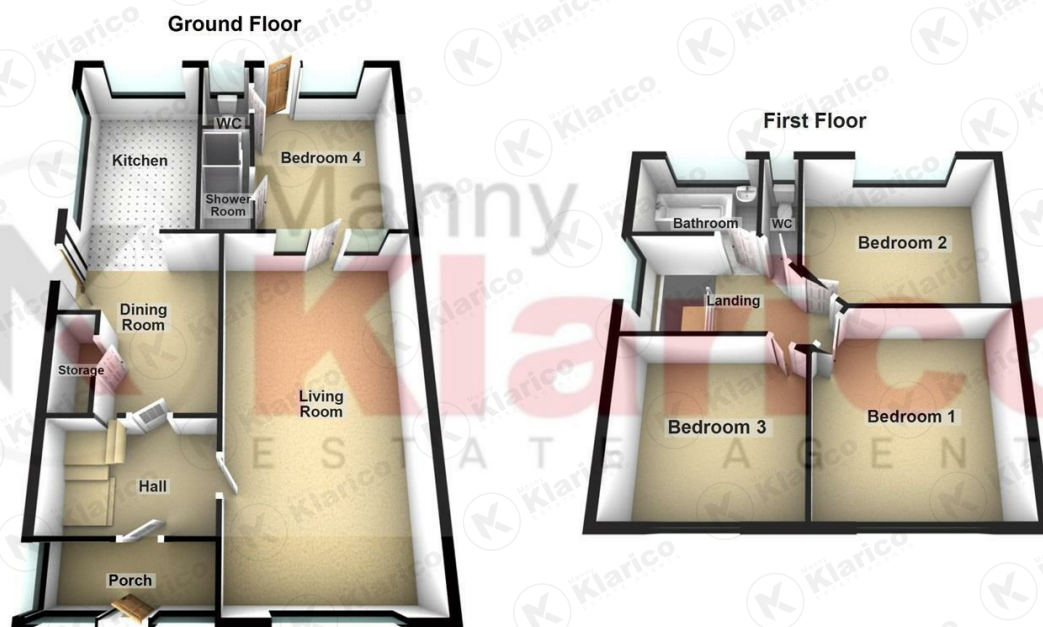
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Manny
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ESTATE AGENTS



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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