

## Gresham Road, Hall Green



£315,000

Nestled in the desirable area of Hall Green, Gresham Road presents a splendid opportunity to acquire a charming semi-detached house. Spanning an impressive 1,072 square feet, this property boasts a well-thought-out layout that is perfect for families or those seeking ample space.

Upon entering, you will find two inviting reception rooms that offer a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The spaciousness of these rooms is complemented by an abundance of natural light, creating a bright and airy environment throughout the home.

The property features three generously sized bedrooms, providing comfortable accommodation for all family members or guests. The well-appointed bathroom ensures convenience and functionality for daily routines.

One of the standout features of this home is the parking provision, accommodating up to three vehicles, which is a rare find in such a sought-after location. The outdoor space offers potential for gardening or simply enjoying the fresh air.

Gresham Road is situated in a great location, with easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity to create a loving home in a fantastic area. Do not miss the chance to view this delightful residence.





## Gresham Road, Hall Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- Well Maintained
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Gas Central Heating
- Ideal Family Home

### Reception

13'5" x 11'5" (4.09m x 3.47m)

Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Lounge/Dining Room

10'7" x 11'5" (3.22m x 3.47m)

Double glazed window to rear, double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

10'11" x 8'0" (3.32m x 2.43m)

Double glazed window to rear, double glazed door to rear, Tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer

### Utility

10'4" x 4'6" (3.16m x 1.38m)

Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods

### W/C

Tile flooring, toilet, ceiling light

### Bedroom 1

13'3" x 11'1" (4.03m x 3.37m)

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

### Bedroom 2

10'9" x 11'7" (3.28m x 3.52m)

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

### Bedroom 3

9'10" x 7'10" (2.99m x 2.40m)

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

### Bathroom

6'6" x 7'10" (1.99m x 2.40m)

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, pedestal sink with separate taps, heated towel rail, extractor fan

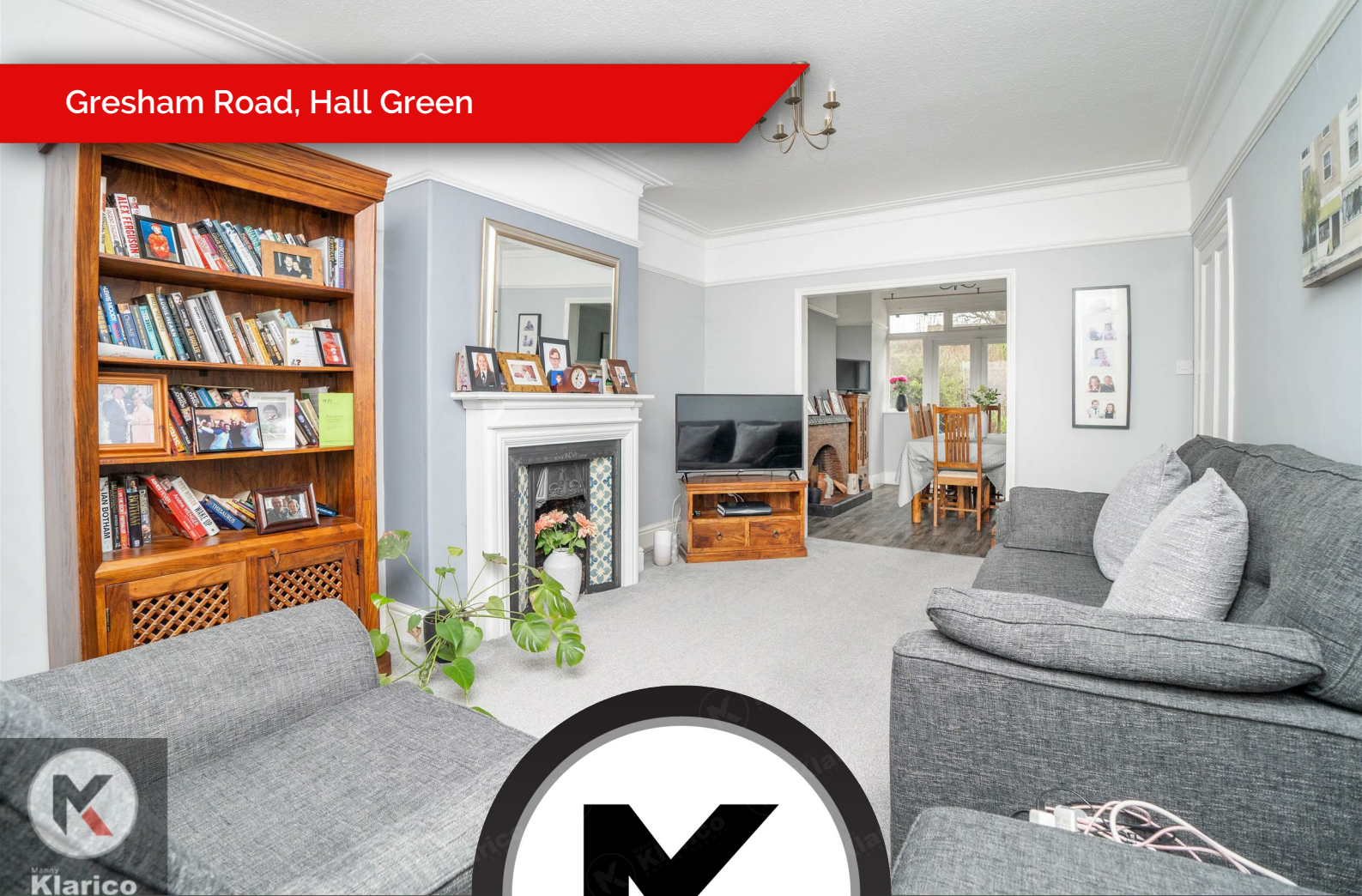
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn,

### Directions





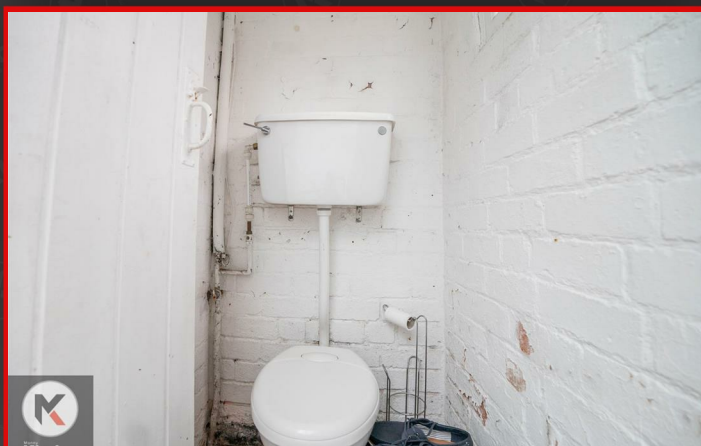


patio area, Hedge shrubs, out building





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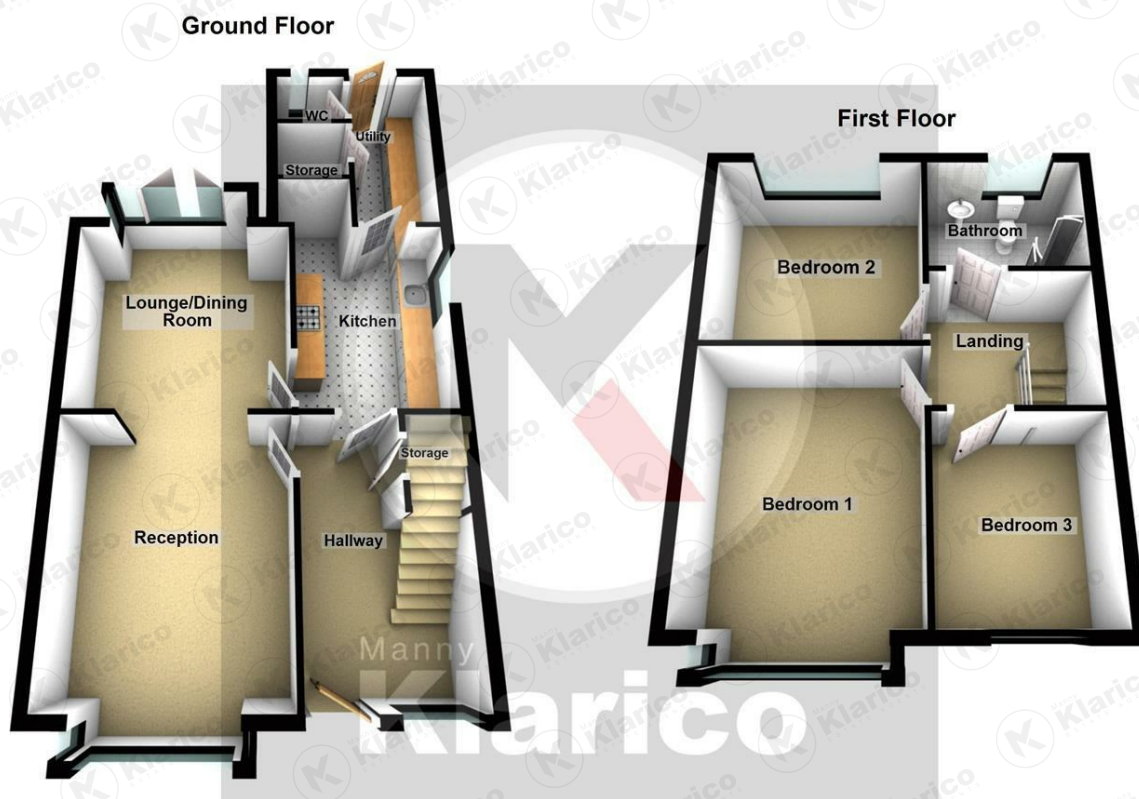




## Gresham Road, Hall Green







Total area: approx. 99.6 sq. metres (1071.8 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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