

Sarehole Road, Hall Green



Offers Over £275,000

Sarehole Road, Hall Green

- Semi-Detached
- 4 Bedrooms
- Garden
- Gas Central Heating
- 2 Reception Rooms
- Off-Road Parking
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

Nestled in the desirable area of Hall Green, this charming semi-detached house on Sarehole Road presents an excellent opportunity for both families and investors alike. Spanning an impressive 1,108 square feet, this property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for comfortable living, and the potential to convert the existing layout into four bedrooms offers even greater flexibility.

Constructed in the late 1920s, this home retains a sense of character while providing a blank canvas for those looking to add their personal touch. The property does require some updating, allowing you to modernise it to your taste and style. Additionally, the corner location enhances its appeal, providing a sense of privacy and space.

One of the standout features of this property is the generous parking provision, accommodating up to four vehicles, which is a rare find in this area. Furthermore, the potential for extension opens up exciting possibilities for expansion, whether you wish to create additional living space or enhance the existing layout.

This house is ideally situated, offering easy access to local amenities, schools, and transport links, making it a perfect choice for families or professionals. With its combination of space, potential, and location, this property is not to be missed. Embrace the opportunity to transform this house into your dream home in Hall Green.

Reception
3.43m x 3.35m (11'3" x 11'0")
Double glazed bay window to front, wood flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

Living Room
3.40m x 4.05m (11'2" x 13'3")
Double glazed window to rear, double glazed door to rear, wood flooring, chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen/Dining Room
2.65m x 4.64m (8'8" x 15'3")
Double glazed windows to rear, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap

Bedroom 1
4.65m x 2.23m (15'3" x 7'4")
Double glazed window to front, concrete flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2
3.40m x 3.97m (11'2" x 13'0")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3
3.43m x 3.35m (11'3" x 11'0")
Double glazed window to front, wood flooring, wall mounted radiator, skirting, ceiling light

Bedroom 4
2.38m x 2.75m (7'10" x 9'0")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom
1.70m x 2.05m (5'7" x 6'9")
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with separate taps, shower unit over bath, pedestal sink with mixer tap, built in storage

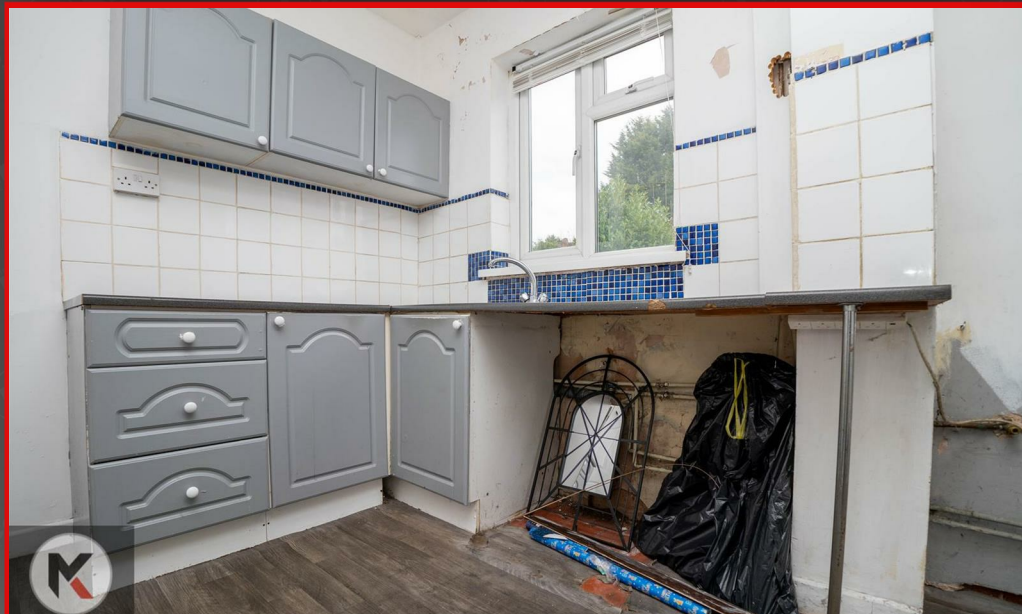
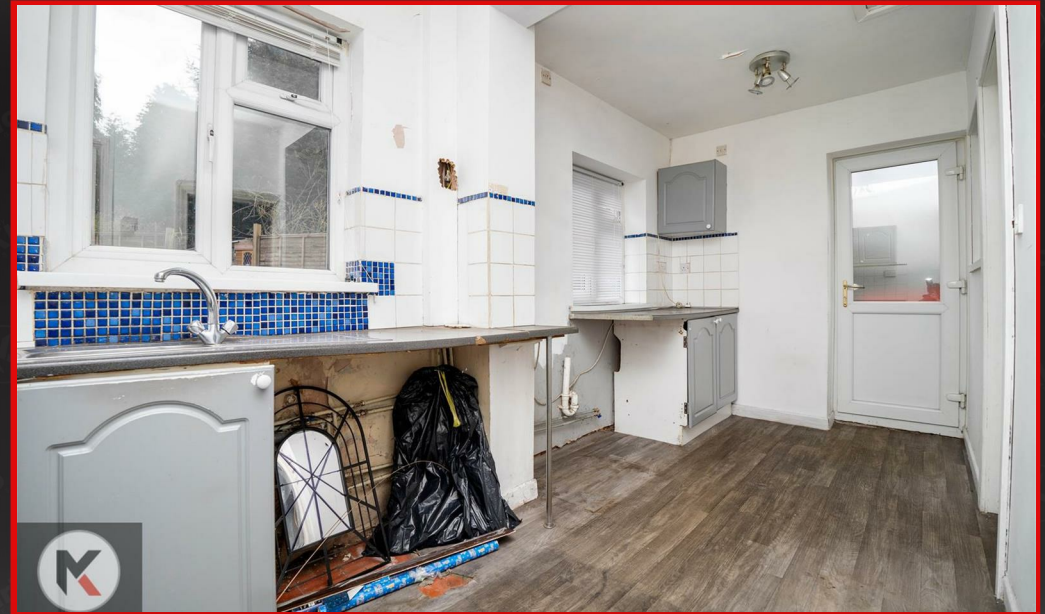
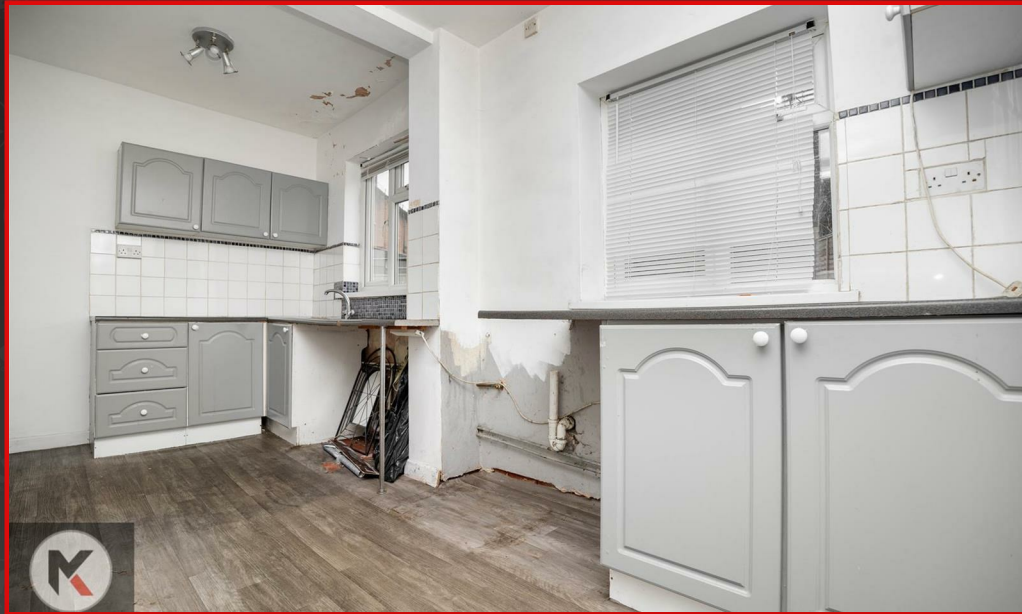
WC
0.85m x 1.05m (2'9" x 3'5")
Privacy double glazed window to rear, Lino flooring, toilet, ceiling light

Garden
Garden slabs, privacy from rear, Fence panels to boundaries, patio area

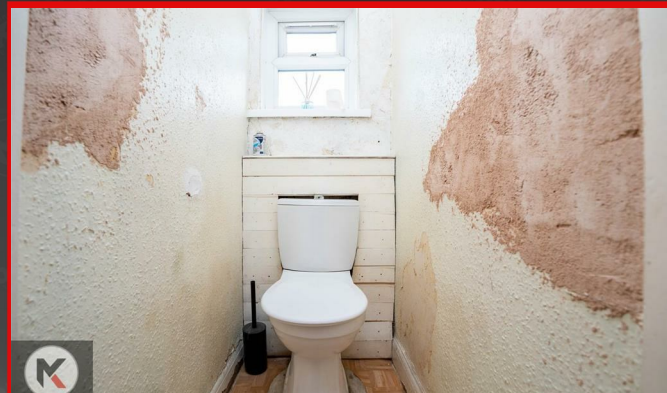
Directions



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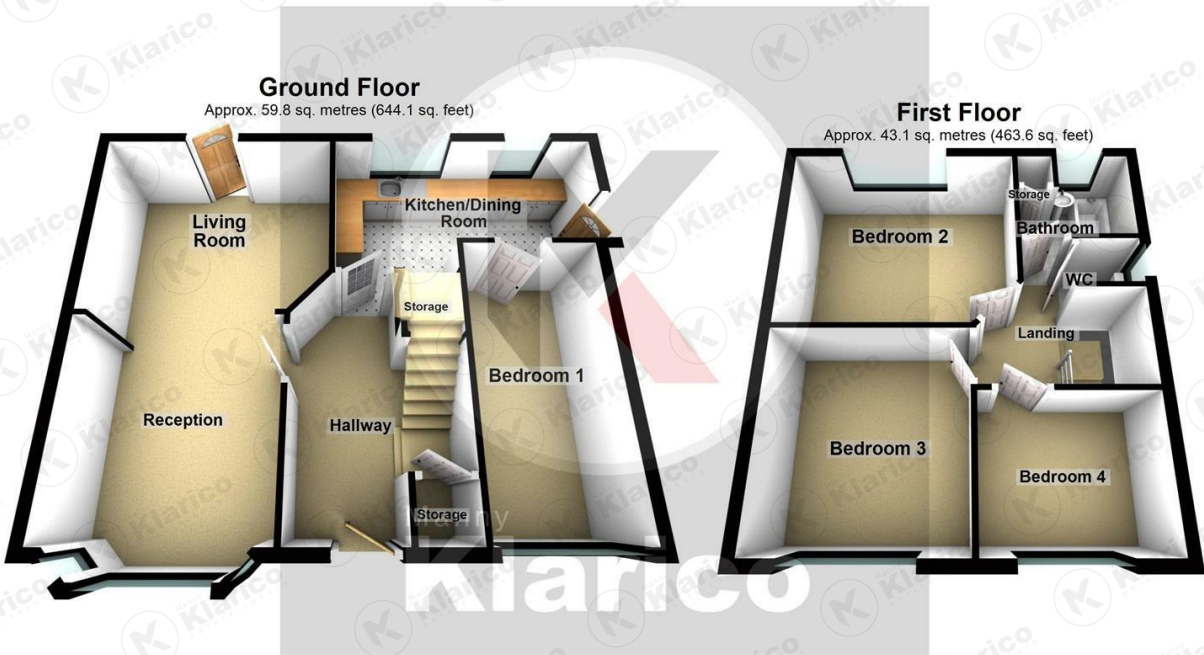


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Total area: approx. 102.9 sq. metres (1107.7 sq. feet)

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC		England & Wales	
			81		
			55		

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