

## Gracemere Crescent, Hall Green



£250,000

Nestled in the desirable area of Hall Green, Gracemere Crescent presents a charming semi-detached house that is perfect for families or those seeking a comfortable home. This delightful property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings in.

Spanning approximately 746 square feet, this home has been meticulously maintained and is in amazing condition, ensuring that you can move in with ease. The spacious rooms are complemented by an abundance of natural light, creating a warm and inviting environment throughout.

The property also features a well-equipped bathroom, catering to the needs of modern living. For those with vehicles, parking for two cars is available, adding to the convenience of this lovely home.

Situated in a great location, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. This semi-detached house from the late 1940s combines classic charm with contemporary comfort, making it a wonderful opportunity for anyone looking to settle in Hall Green. Don't miss the chance to make this delightful property your new home.



## Gracemere Crescent, Hall Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Gas Central Heating
- Chain Free
- Reception Room
- Impressive Kitchen
- Double Glazing
- Ideal Family Home

### Reception

13'5" x 13'0" (4.10m x 3.95m)

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

### Kitchen

9'1" x 13'0" (2.78m x 3.95m)

Double glazed window to rear, double glazed door to rear, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, integrated washing machine and drier, Plumbing for white goods, wall mounted radiator

### WC

4'11" x 2'10" (1.50m x 0.86m)

Double glazed window to side, laminate flooring, wash basin with mixer taps, toilet, ceiling light, extractor fan

### Bedroom 1

10'8" x 9'8" (3.24m x 2.94m)

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

### Bedroom 2

12'1" x 9'8" (3.68m x 2.95m)

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

### Bedroom 3

7'5" x 6'2" (2.25m x 1.89m)

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

### Bathroom

6'11" x 6'2" (2.11m x 1.87m)

Privacy double glazed window to rear, tile flooring, wall tiles, double headed shower unit, wash basin with mixer tap, toilet, extractor fan, wall mounted radiator

### Garden

Garden slabs, privacy from rear, Fence panels to

### Directions



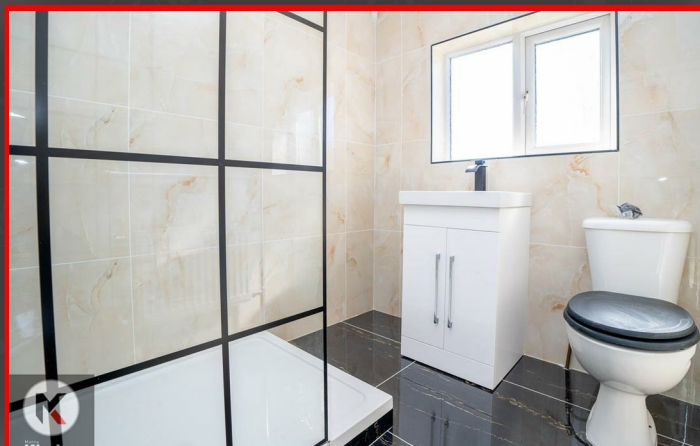
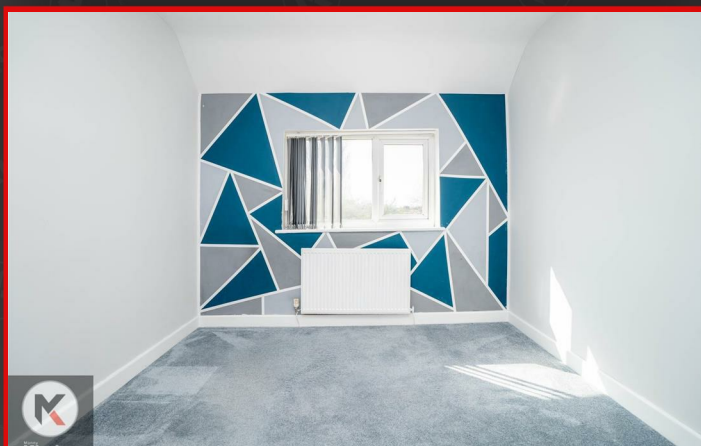
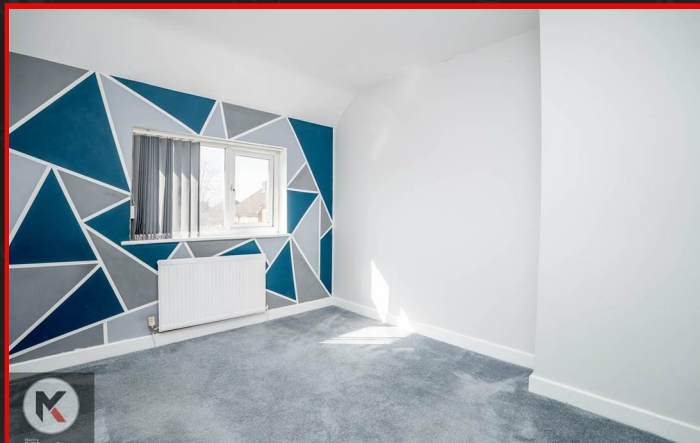
Gracemere Crescent, Hall Green



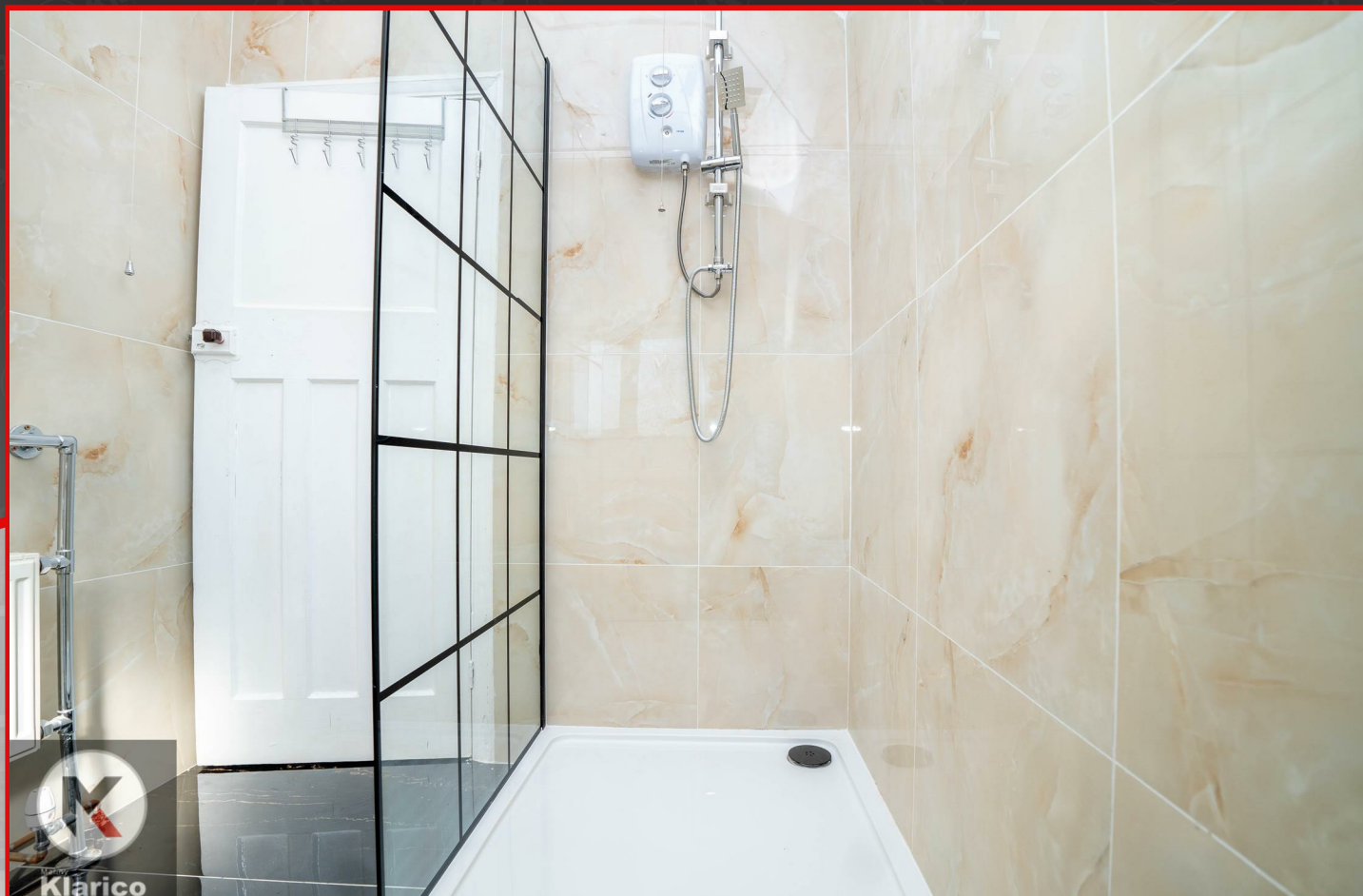
boundaries, laid lawn, patio area



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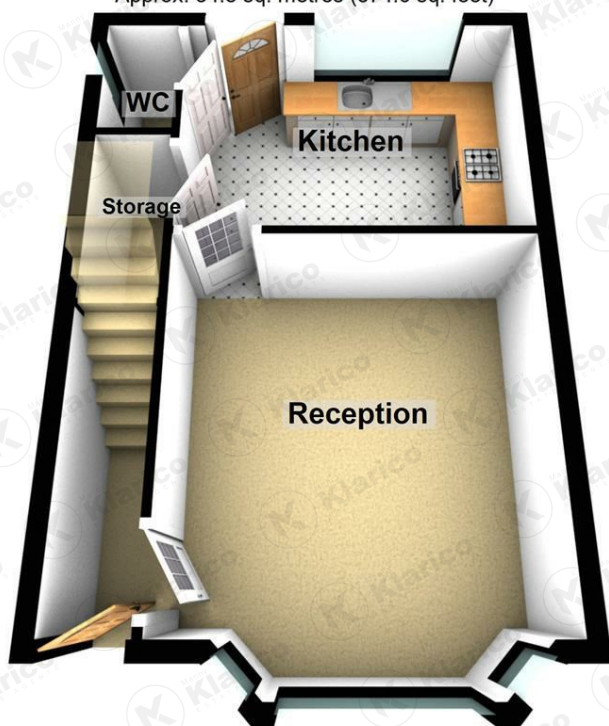


## Gracemere Crescent, Hall Green



### Ground Floor

Approx. 34.8 sq. metres (374.6 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 69.3 sq. metres (746.3 sq. feet)



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