

Shaftmoor Lane, Hall Green



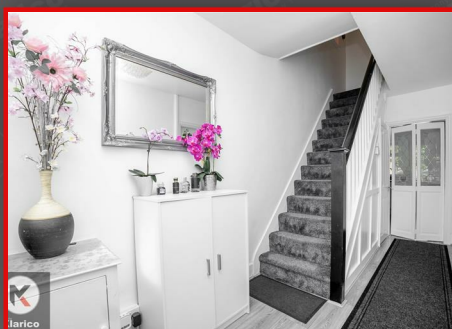
Offers Over £275,000

Nestled in the desirable area of Hall Green, this charming semi-detached house on Shaftmoor Lane offers a delightful blend of character and modern living. Built in 1935, this property spans an impressive 1,076 square feet and boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property is in great condition, allowing you to move in with ease and enjoy the comforts of home from day one.

The bathroom is well-appointed, and the potential to extend the property offers exciting possibilities for those looking to personalise their living space further. Outside, you will find parking for two vehicles, a valuable feature in this sought-after location.

Shaftmoor Lane is known for its great amenities and accessibility, making it a perfect choice for those who appreciate convenience alongside a peaceful residential atmosphere. This property presents a wonderful opportunity to secure a family home in a vibrant community. Don't miss your chance to view this delightful residence, where comfort and potential await.



Shaftmoor Lane, Hall Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- 2 Reception Rooms
- Impressive Kitchen
- Garden
- Ideal Family Home

Reception

12'4" x 11'7" (3.77m x 3.52m)

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

Living Room

13'3" x 11'6" (4.04m x 3.51m)

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

Kitchen

9'2" x 6'0" (2.80m x 1.83m)

Double glazed window to side rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, Plumbing for white goods

Bedroom 1

13'2" x 11'9" (4.01m x 3.59m)

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

12'1" x 11'9" (3.68m x 3.59m)

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

Bedroom 3

8'6" x 6'0" (2.59m x 1.84m)

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

Directions





Bathroom

6'11" x 5'10" (2.10m x 1.78m)

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Garden

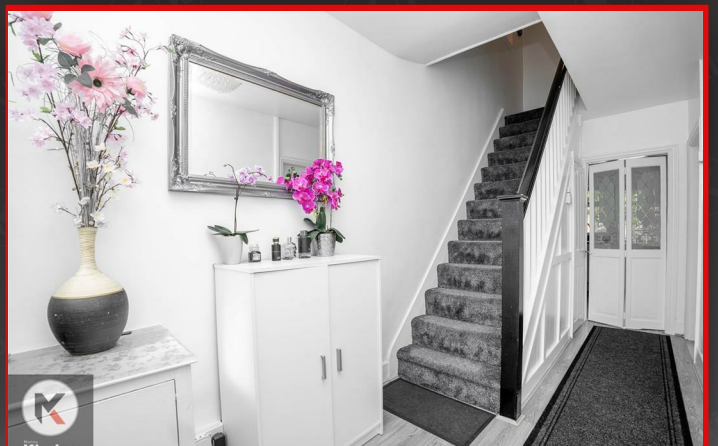
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, out building



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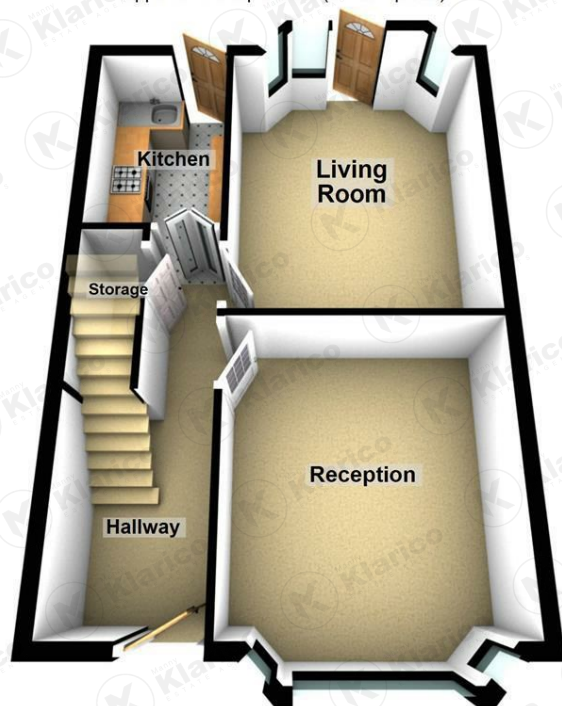


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Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.2 sq. feet)



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