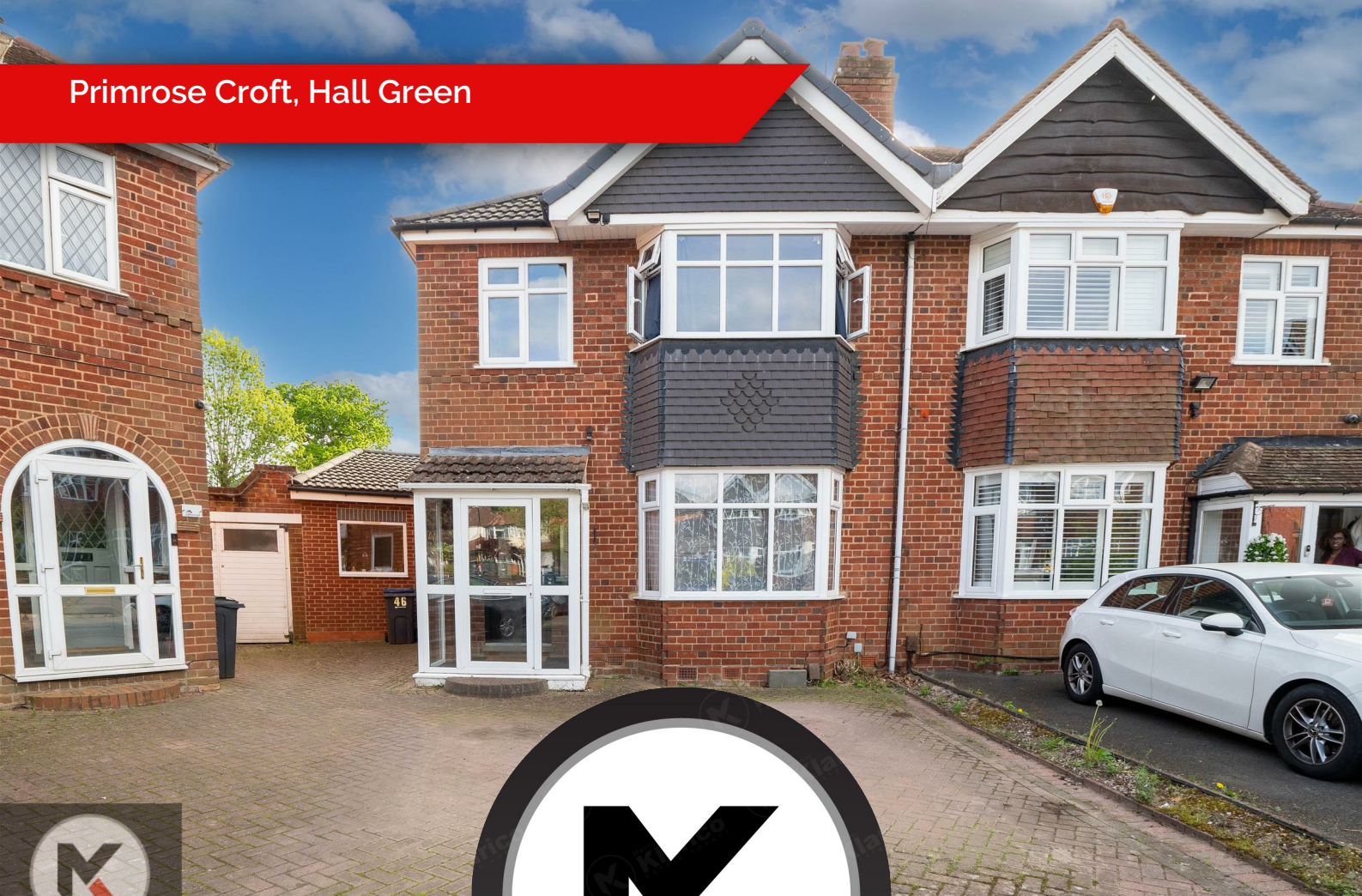


## Primrose Croft, Hall Green



£375,000

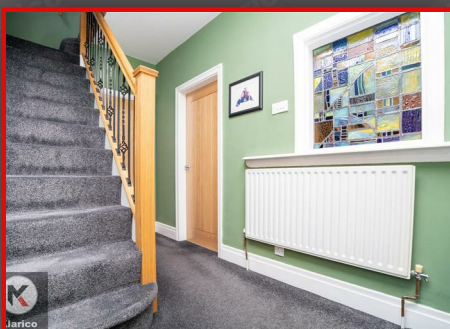
Welcome to this charming semi-detached house located in the desirable area of Primrose Croft, Hall Green. This delightful property, built between 1930 and 1939, offers a generous living space of 1,236 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious hallway adorned with a stunning stained glass feature, which adds a touch of character and warmth to the home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-designed layout ensures that each room flows seamlessly into the next, creating a welcoming atmosphere throughout.

This home features three comfortable bedrooms, providing ample space for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this property is the massive garden, which is beautifully laid out and offers a wonderful outdoor space for relaxation and play. Whether you wish to host summer barbecues or simply enjoy a peaceful afternoon in the sun, this garden is sure to impress.

Additionally, the property provides parking for up to three vehicles, a valuable asset in this sought-after area. The cheerful and colourful design of the home enhances its appeal, making it a delightful place to live.

In summary, this well-appointed semi-detached house in Hall Green is a perfect blend of character, space, and outdoor enjoyment. It is an excellent opportunity for those seeking a family home in a vibrant community. Do not miss the chance to make this lovely property your own.





## Primrose Croft, Hall Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Great Condition
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

### Hallway

10'7" x 6'1" (3.23m x 1.85m)

stained glass window to side, carpet flooring, wall mounted radiator, ceiling lights

### Reception Room

12'2" x 12'0" (3.72m x 3.67m)

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

### Lounge

13'6" x 18'5" (4.11m x 5.62m)

Double glazed box bay windows to rear, double glazed door to rear, carpet flooring, wood/coal burner fireplace, chimney breast, ceiling light, wall lights, skirting, wall mounted radiator

### Kitchen/Dining Room

8'11" x 14'1" (2.73m x 4.30m)

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

### Utility

4'9" x 4'0" (1.46m x 1.23m)

Double glazed window to garden, worktop, laminate flooring, Plumbing for white goods

### WC

4'11" x 4'1" (1.50m x 1.25m)

Double glazed window to garden, laminate flooring, pedestal sink with separate taps, toilet, ceiling light, extractor fan, wall mounted radiator

### Bedroom 1

13'7" x 11'1" (4.14m x 3.37m)

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

### Bedroom 2

12'2" x 10'11" (3.71m x 3.33m)

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

### Bedroom 3

8'4" x 7'5" (2.53m x 2.25m)

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

### Directions





## Primrose Croft, Hall Green



### Bathroom

9'6" x 6'11" (2.89m x 2.12m)

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

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs, green house, garden pond



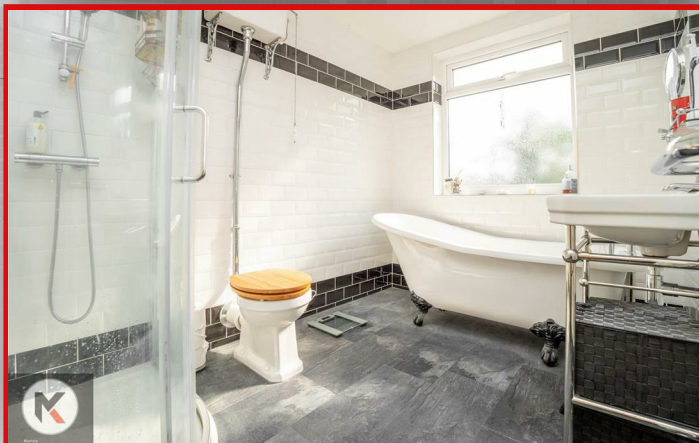


Primrose Croft, Hall Green

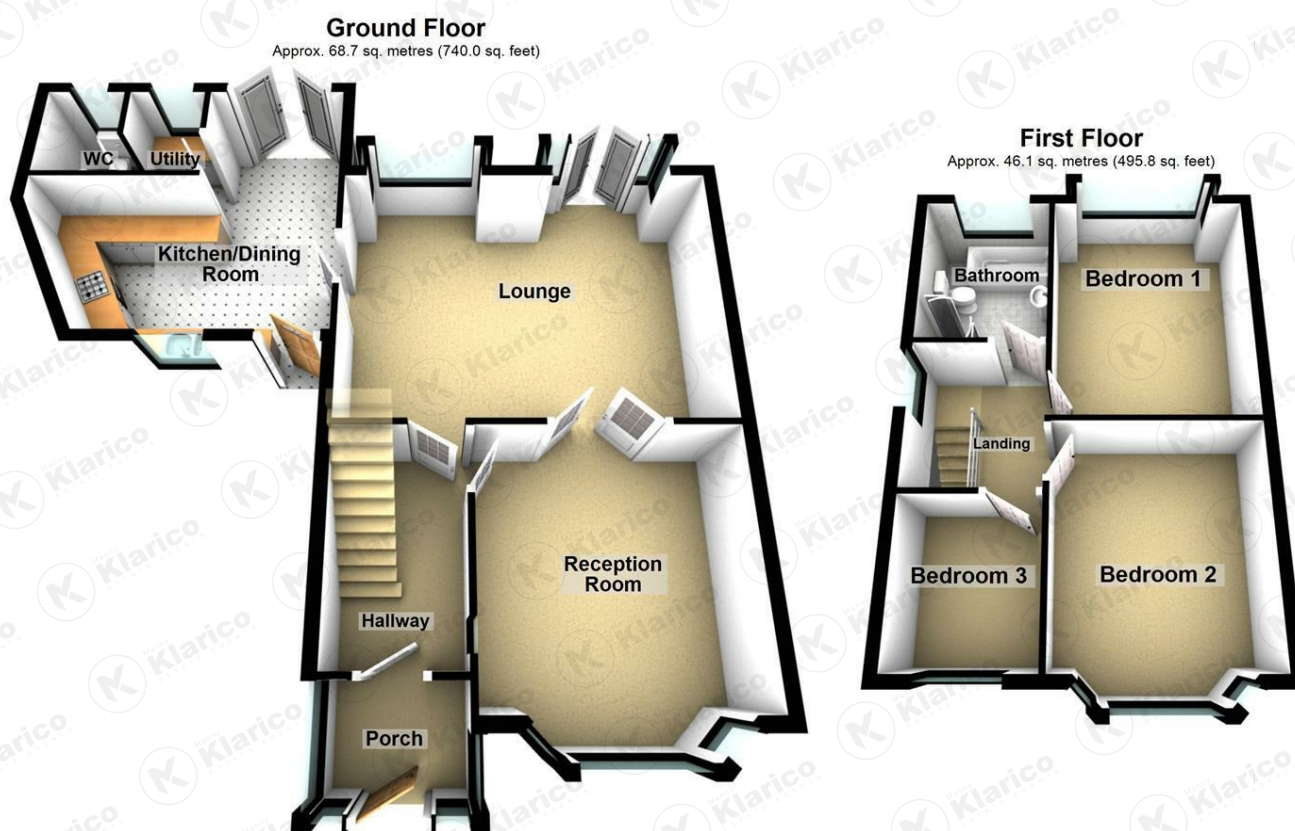




## Primrose Croft, Hall Green







Total area: approx. 114.8 sq. metres (1235.8 sq. feet)



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