

Sarehole Road,



3



3



2



£450,000

Nestled on the charming Sarehole Road in Hall Green, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,457 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen and dining areas are ideal for family gatherings or hosting friends.

The residence features three generously sized bedrooms, ensuring that there is plenty of room for family members or guests. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Constructed between 1930 and 1939, this home exudes character and charm, reflecting the architectural style of its era while offering the modern amenities that today's buyers seek. The property is set in a great location, making it an attractive option for families and professionals alike, with easy access to local amenities, schools, and transport links.

For those with vehicles, the property provides parking for up to three cars, a valuable feature in this sought-after area.

In summary, this semi-detached house on Sarehole Road is a wonderful opportunity for anyone looking to settle in Hall Green. With its spacious layout, convenient location, and charming character, it is a property that truly deserves your attention.



Sarehole Road,

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

Reception Room

10'11" x 12'5" (3.32m x 3.79m)

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

Living Room

12'5" x 11'5" (3.78m x 3.49m)

Laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen/Dining Room

19'2" x 17'11" (5.85m x 5.47m)

Double glazed window to rear, 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, integrated double oven, plumbing for white goods

Shower Room

3'10" x 8'8" (1.19 x 2.65)

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

Bedroom 1

10'11" x 12'5" (3.32m x 3.79m)

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

Bedroom 2

11'6" x 11'6" (3.50m x 3.51m)

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

Bedroom 3

7'2" x 6'11" (2.19m x 2.12m)

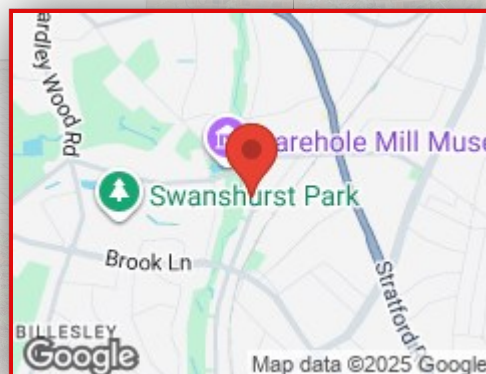
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Loft Room

14'8" x 14'7" (4.48m x 4.44m)

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

Directions



Sarehole Road,



Bathroom

7'2" x 6'9" (2.19m x 2.05m)

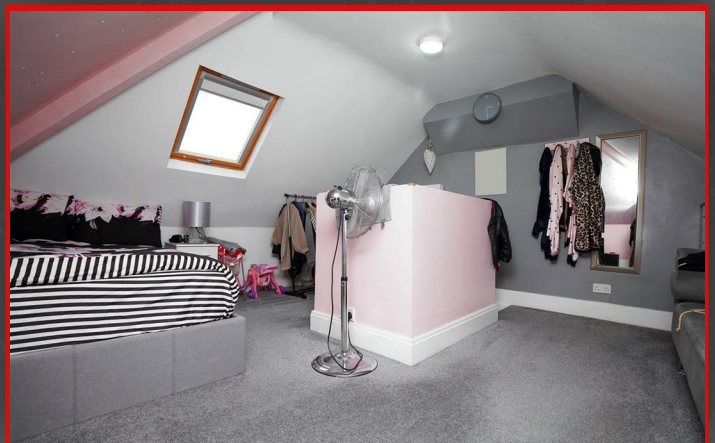
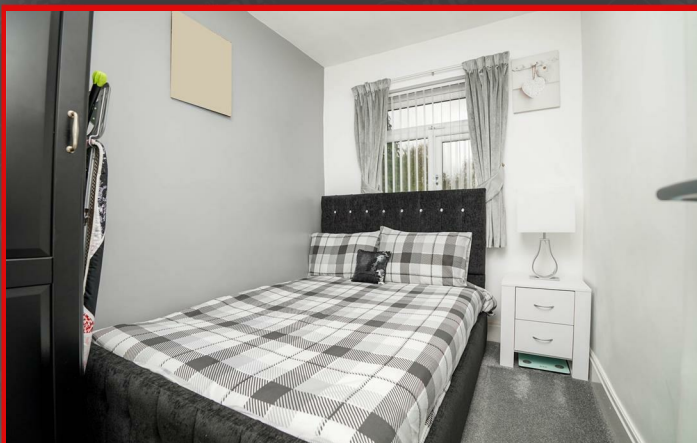
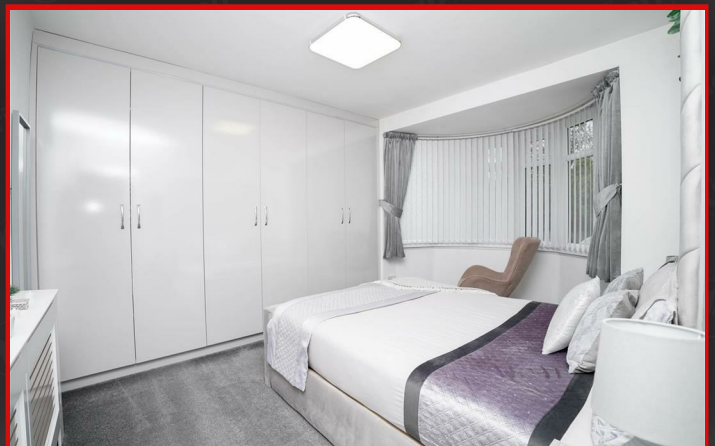
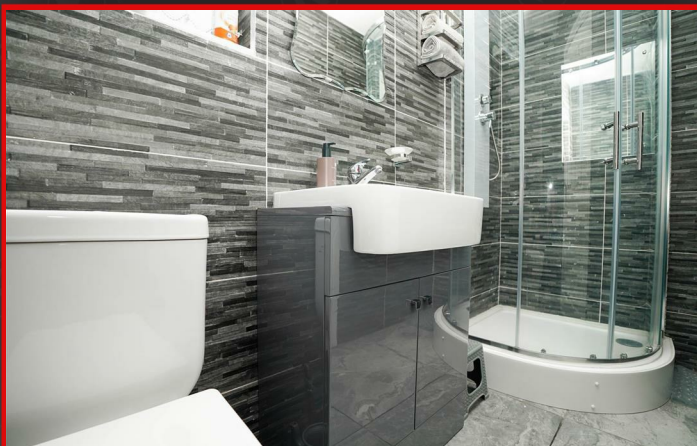
Privacy double glazed window to front, tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, extractor fan, heated towel rail

Garden

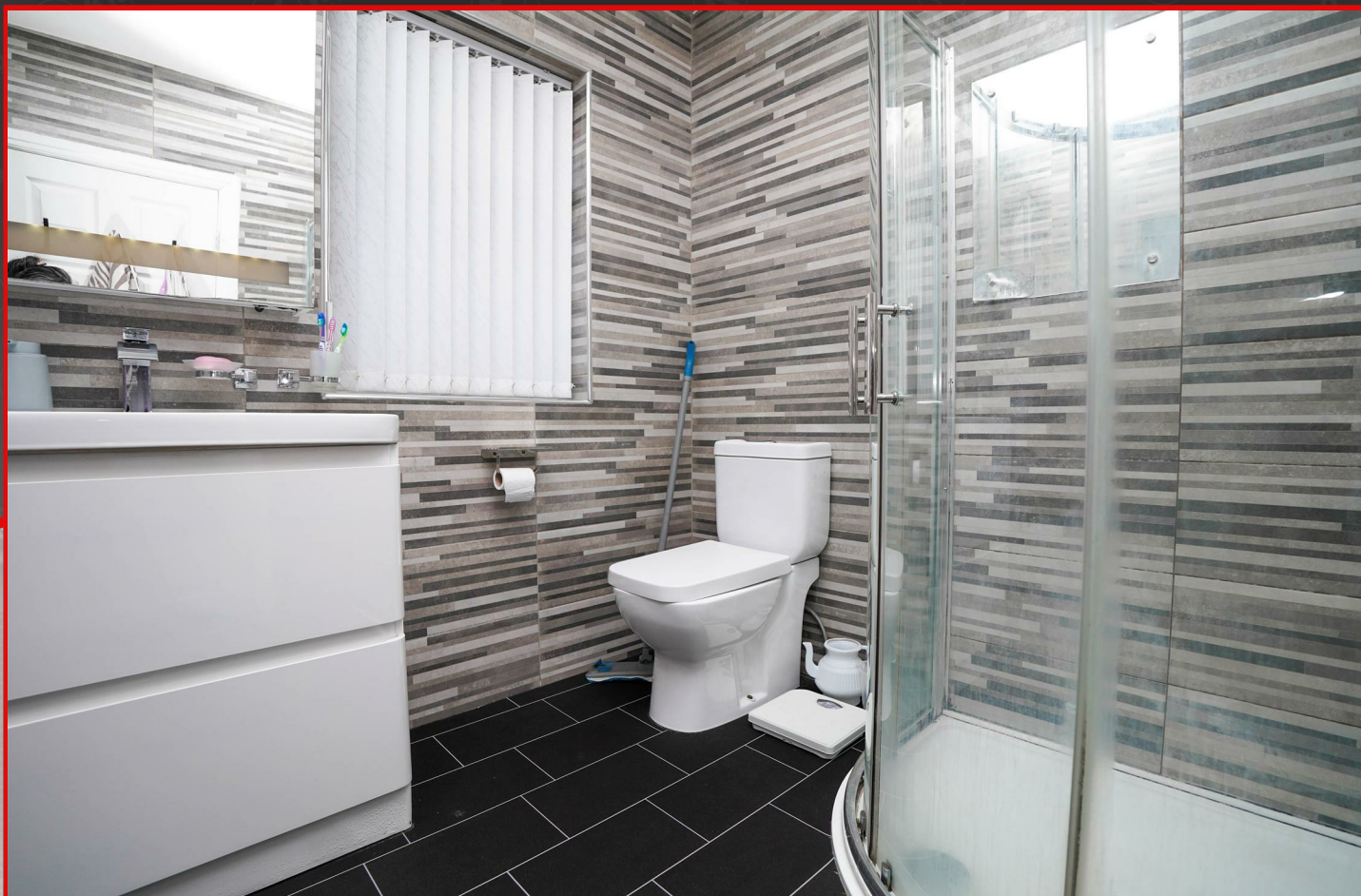
Spacious garden, garden slabs, privacy from rear, fence panels to boundaries, laid lawn, patio area



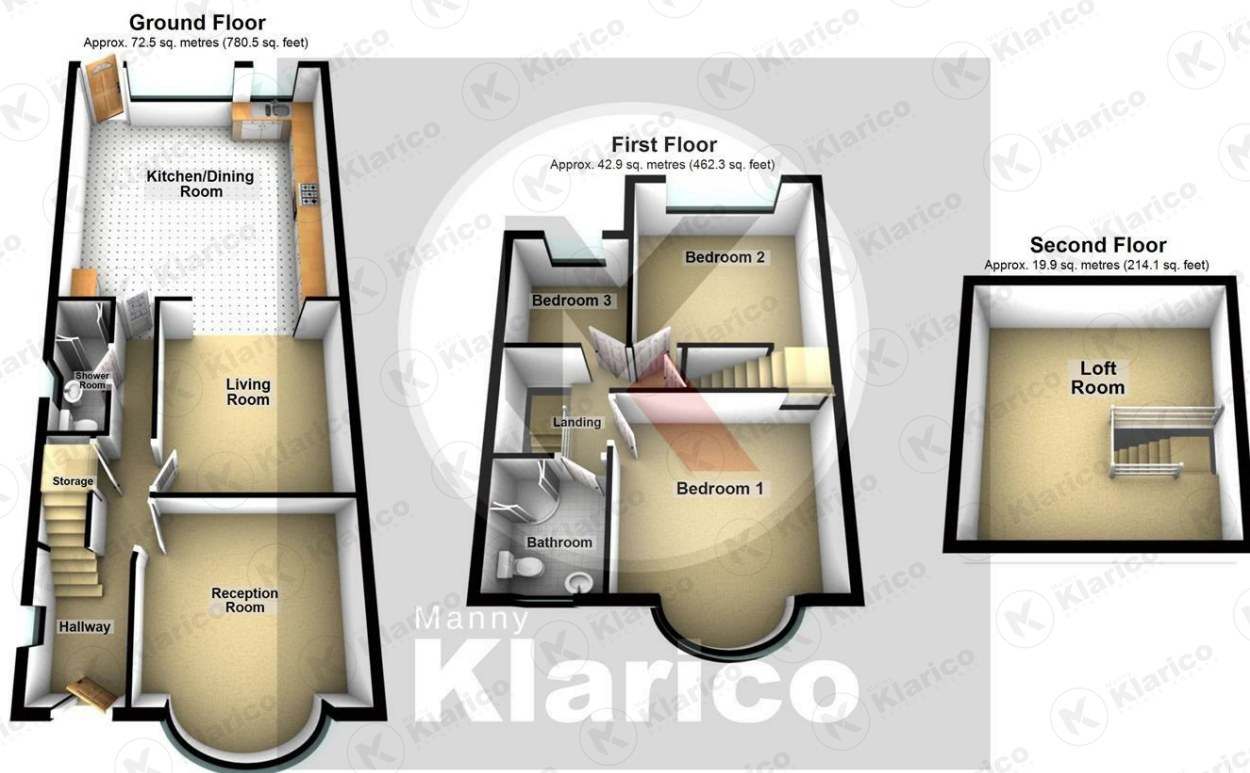
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Total area: approx. 135.3 sq. metres (1456.9 sq. feet)



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