

Horton & Senate



10 Hamlet Road, Hall Green, Birmingham, B28 9BG

Offers Over £350,000

- Immaculate Condition
- Two Double Bedrooms
- Two Reception Rooms
- Large Drive
- Outside Utility
- Period Features
- Convenient Location
- Orangery
- Rear Parking Access
- CORNER PLOT WITH POTENTIAL TO EXTEND (STPP)

10 Hamlet Road, Birmingham B28 9BG

Situated on a corner plot on Hamlet Road, this exquisite semi-detached house has lots of potential to extend (STPP) and offers a delightful blend of period features and modern living. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable and stylish home. Located just off the Stratford Road in Hall Green, this home is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

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Council Tax Band: D



Approach

Via a large gravel driveway providing access to the front door and wraps around to the side of the house with a bin store area

Hall

There is a door to the ground floor shower room, storage cupboard and door to the lounge

Lounge

There is a double glazed bay window to the front elevation, a feature fireplace and a door leading to the stairs

Dining Room

Space for a dining set, there is a door and a set of double doors leading to the orangery and a mix of tiled and wooden flooring.

Kitchen

There is a range of wall and floor base units, with an integrated sink, oven and hob. There is plenty of light with two double glazed windows to the side elevation and tiling to splash prone areas

Orangery

A fantastic addition to the property providing a cosy room with an abundance of light from the roof lantern and two sets of patio doors

First Floor

Landing

Doors to the first floor rooms

Bedroom One

A large double bedroom with built in wardrobes, a double glazed window and a feature fireplace

Bedroom Two

Another double bedroom with a double glazed window to the rear

Bathroom

The family bathroom comprises of a freestanding bath, sink and wc. There is a built in storage cupboard and loft access via a pull down ladder.

Rear Garden

This large private rear garden benefits from being on a corner plot and offers an additional side garden. To the rear there are double gates providing access for a vehicle for further off road parking, there is a shed with electrics and an outside utility room with plumbing for a washing machine and space for a tumble drier. The garden also has a secluded patio area which is perfect for entertaining

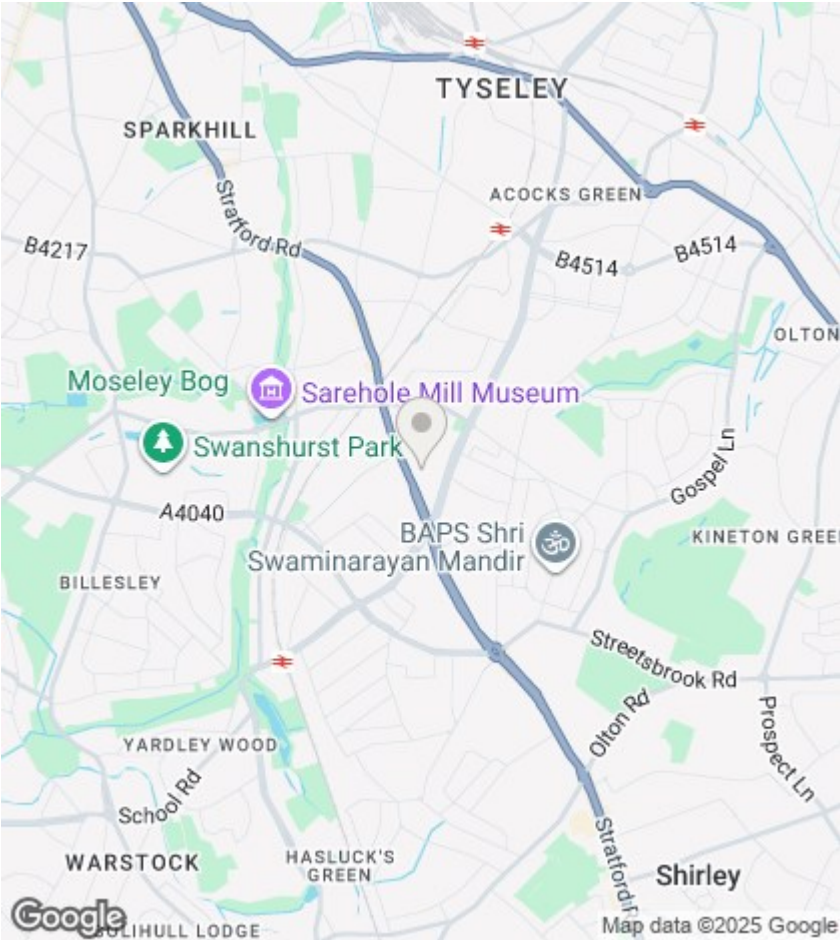




Ground Floor

First Floor





Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC