



## 20 Caton Grove

Hall Green, Birmingham, B28 9EA

Offers over £400,000

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# 20 Caton Grove

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HS Homes are delighted to bring to market this beautifully presented three-bedroom detached home, quietly set back in a sought-after cul-de-sac location. Offering spacious interiors, modern décor, and a well-maintained garden, this property is perfect for families or professionals looking for a comfortable and stylish living space.

## On Approach

Nestled in a peaceful setting, this home benefits from a private two-car driveway and an integral garage, providing ample parking and storage. The neatly landscaped front adds to its welcoming appeal, while the quiet surroundings enhance the sense of privacy.

## Entrance Hallway

Upon entering, a small porch leads into the hallway, which is both bright and airy, setting the tone for the rest of the home. The hallway provides access to a convenient downstairs WC and flows seamlessly into the spacious lounge-diner.

## Lounge & Dining Area

This double-length living area is a fantastic space, currently serving as both a lounge and dining area. A large front-facing window fills the room with natural light, while patio doors at the rear open onto the garden, creating a wonderful indoor-outdoor feel.

## Kitchen Diner

The modern kitchen-diner is designed for both practicality and style, featuring sleek contemporary units, integrated appliances, and plenty of counter space. A large window offers stunning views of the garden, and double patio doors provide direct access, making this space perfect for entertaining or enjoying family meals with a view.

## Landing

Upstairs, you'll find three well-proportioned bedrooms and the main family bathroom.

## Main Bedroom

Positioned at the front of the property, this spacious master bedroom enjoys a large window, filling the room with natural light.

## Bedroom Two

Located at the rear of the home, this generous double bedroom also benefits from a large window overlooking the garden.

## Bedroom Three

A well-sized single bedroom at the front of the property, featuring a built-in storage cupboard and a window for added brightness.

## Family Bathroom

The modern bathroom is complete with a shower over bath, WC, and sink. A large frosted window ensures privacy while still allowing in plenty of natural light.

## Garden

The rear garden is beautifully landscaped, offering both paved and lawned areas for relaxation and entertaining. A step-up feature leads to the upper section of the garden, providing an additional private space to enjoy. The garden is neat, well-maintained, and enclosed, offering a peaceful outdoor retreat.

## The Location

This home is ideally situated in a peaceful residential area while still being within easy reach of local amenities, schools, parks, and excellent transport

Tel: 0121 430 4448

links. Whether you're commuting or looking for a

family-friendly neighbourhood, this location offers the best of both worlds.





Road Map



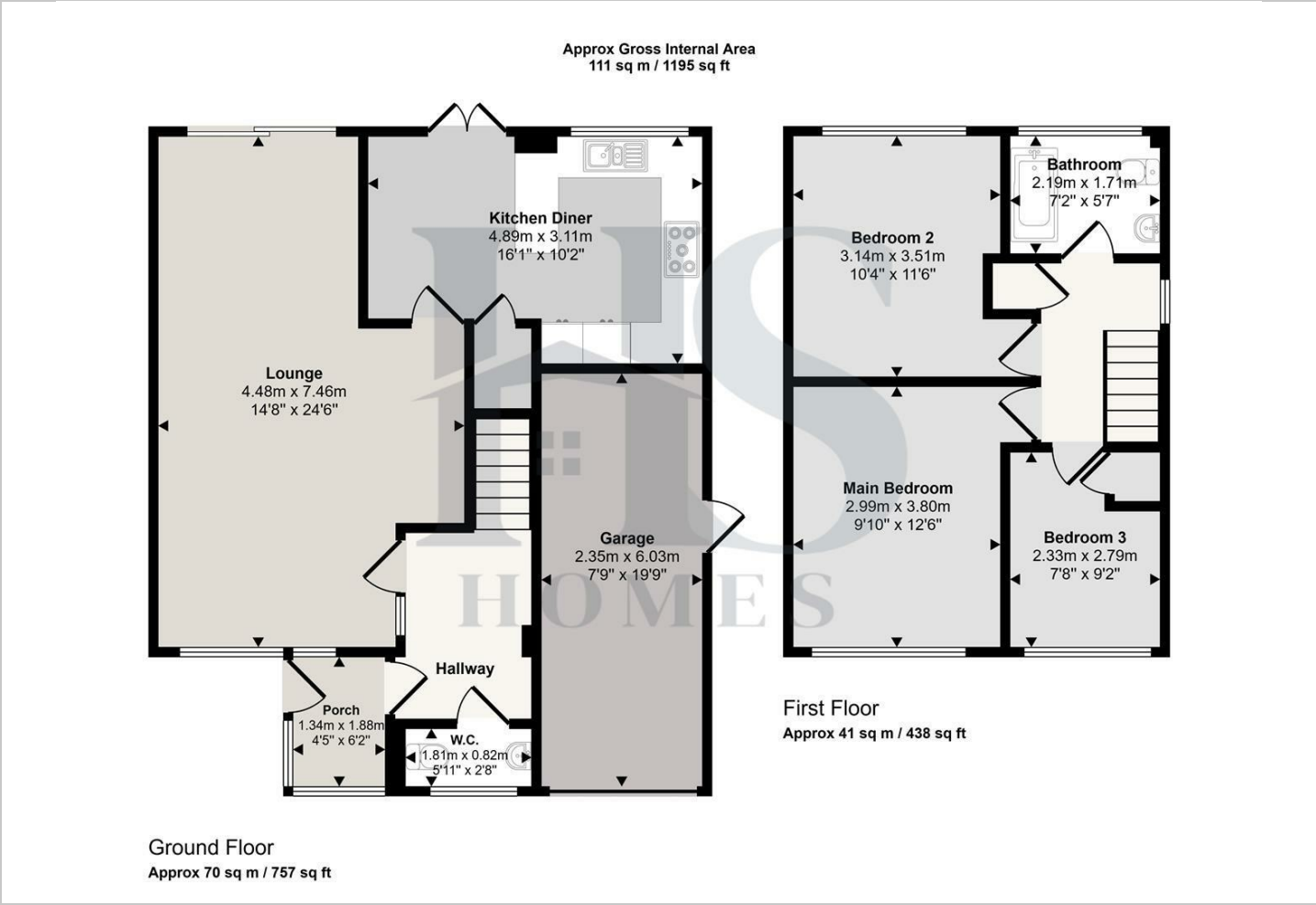
Hybrid Map



Terrain Map



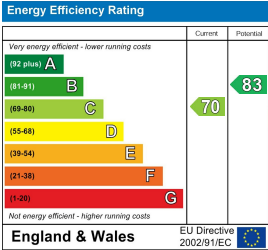
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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