



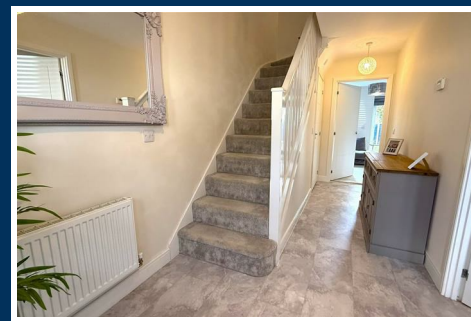
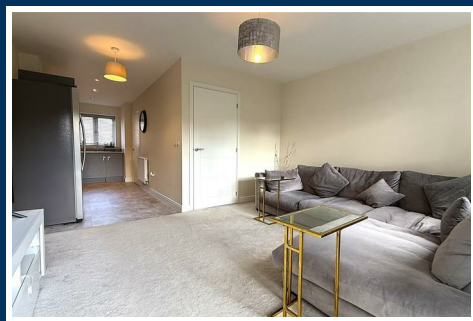
77 Stadium Road

Hall Green, Birmingham, B28 8BP

Offers In The Region Of £265,000



****MODERN TWO BEDROOM, END OF TERRACE HOME**** We are pleased to present to the market this two bedroom, end of terrace home in this popular modern development in Hall Green. Being well positioned for Hall Green train station and further transport links to Solihull, City Centre, Shirley and local shopping facilities and amenities. The property benefits from double glazing, central heating and briefly comprises of; fore garden with off road parking, entrance hallway, guest WC, open plan living, kitchen and dining area giving access to a well maintained rear garden. To the first floor there are two double bedrooms and bathroom. Energy Efficiency Rating B. To arrange your viewing of this lovely property, please contact our Kings Norton office or alternatively please visit our website for further information.



Approach

The property is approached via a fore garden with a mature lawned area and off road space and pathway leading to front entry door opening into:

Hallway

With stairs giving rise to the first floor accommodation, ceiling light point, central heating radiator, door useful storage cupboard and further doors opening into:

Ground Floor WC

With corner wash hand basin on pedestal with mixer tap over, push button low flush WC, tiling to splash backs, wall mounted towel rail, ceiling light point and extractor fan.

Living Room

13'6" x 11'3" (4.120 x 3.446)

With double glazed French doors giving access to the rear garden, double glazed window overlooking the rear garden, central heating radiator, ceiling light point and open walkway into:

Kitchen

6'5" x 16'1" (1.968 x 4.925)

With tiled flooring, central heating radiator, double glazed window to the front aspect, space facility for an American style fridge freezer, wall and base units with work surfaces over incorporating four ring burner hob with in-built chimney style extractor over, space facility for washing machine, wall mounted cupboard housing the central heating boiler and ceiling light and spotlight points.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, central heating radiator, door opening into useful storage cupboard and further doors opening into:

Bedroom One

13'5" x 9'9" (4.109 x 2.981)

With two double glazed window to the front aspect, ceiling light point, central heating radiator and built-in storage cupboard.

Bedroom Two

13'6" x 9'2" (4.120 x 2.804)

With double glazed window to the rear aspect, central heating radiator, ceiling light point and built-in wardrobe.

Bathroom

7'0" x 6'2" (2.138 x 1.892)

With central heating radiator, ceiling mounted extractor fan, ceiling spotlight points, low flush push button WC, wall mounted wash hand basin with mixer tap over, bath with mains powered shower and mixer tap, tiling to splash backs and tiled flooring.

Rear Garden

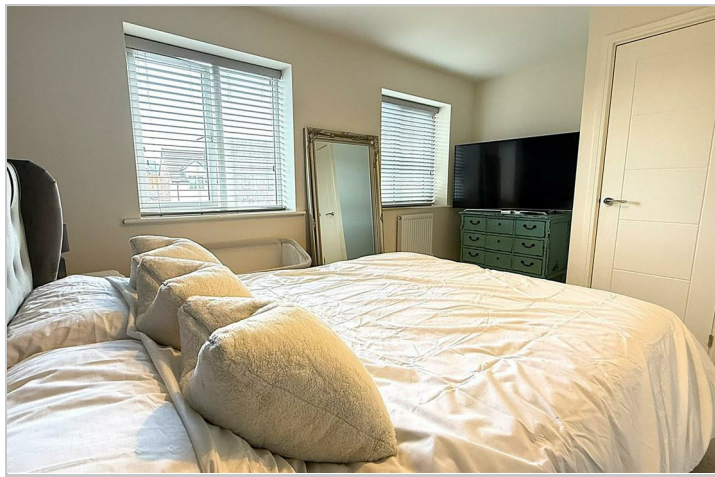
Being accessed from the French doors in the living room or the side access gate leads out to a block paved patio area leading to a mature lawned area with panel fencing to borders.

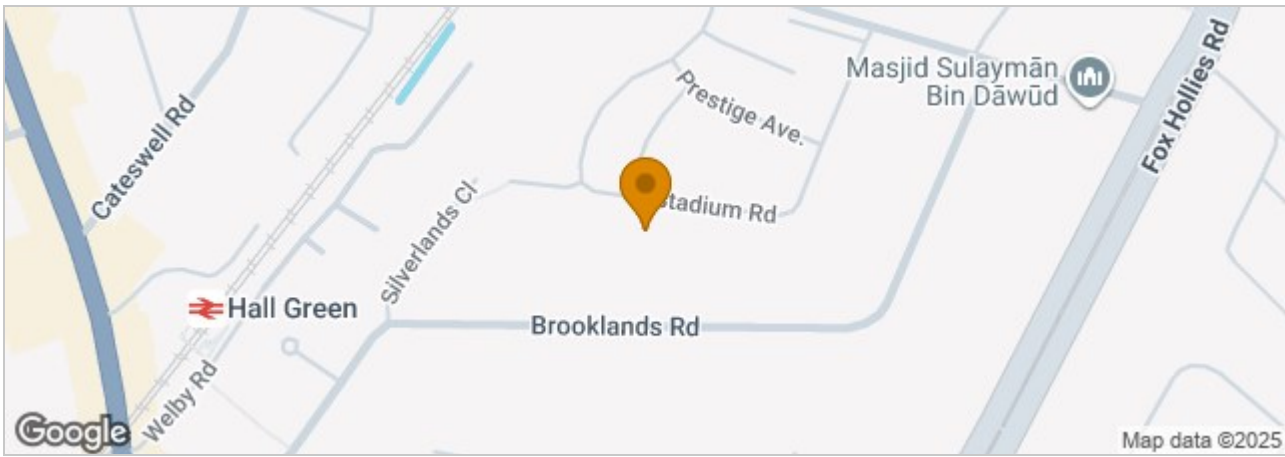
Council Tax

According to the Direct Gov website the Council Tax Band for 77, Stadium Road Hall Green, Birmingham, Birmingham, B28 8BP is band B and the annual Council Tax amount is approximately £1739.89, subject to confirmation from your legal representative.

Tenure

We have been informed by our vendors the property is Freehold (subject to confirmation from your legal representative).





Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Graph

