



Hamlet Road, Birmingham B28 9BG



welcome to

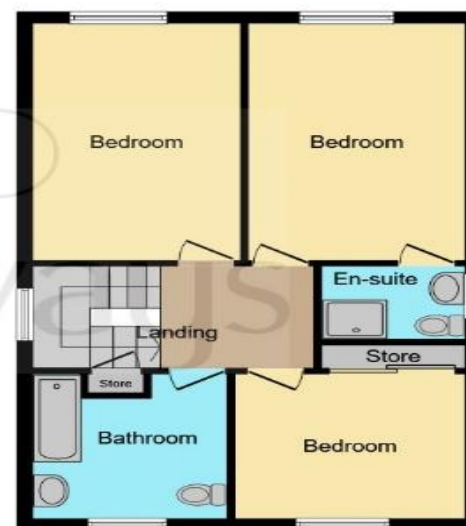
Hamlet Road, Birmingham

A deceptively spacious three bedroom detached in the popular residential area of Hall Green. This is an ideal family home with potential to add further scope (STPP). The property is with close proximity to local amenities such as schools, eateries and transport links.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Note

Council tax band: E

Entrance Porch

Double glazed door to front and double glazed window to side.

Entrance Hall

Obscure single glazed door to front. Central heating radiator.

Kitchen

16' max x 8' 11" max (4.88m max x 2.72m max)

Double glazed window to front. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker, washing machine, fridge-freezer) Extractor hood, tiling to splash prone areas and central heating radiator.

Guest Wc

Obscure double glazed window to side. Low level toilet and wall mounted hand wash basin. Tiling to splash prone areas and central heating radiator.

Lounge

19' 9" into recess x 14' 10" plus door recess (6.02m into recess x 4.52m plus door recess)

Double glazed window to rear and double glazed sliding door to rear. Central heating radiator and fireplace feature.

Conservatory

(Not measured - please ensure it meets your requirements) Double glazed door to rear and double glazed windows to side. Central heating radiator and ceiling fan.

Landing

Double glazed window to side. Access to loft and storage cupboard. Central heating radiator.

Bedroom One

14' 10" x 10' into overhead storage (4.52m x 3.05m into overhead storage)

Double glazed window to rear. Central heating

radiator and fitted wardrobes with fitted overhead storage.

Ensuite

Double glazed window to side. Low level toilet, hand wash basin with pedestal and shower cubicle. Tiling to splash prone areas and heated towel rail.

Bedroom Two

14' 10" x 9' 4" (4.52m x 2.84m)

Double glazed window to rear. Central heating radiator.

Bedroom Three

10' 6" x 9' 4" (3.20m x 2.84m)

Double glazed bow window to front. Central heating radiator and built-in-wardrobe with mirrored doors.

Bathroom

Obscure double glazed window to front. Low level toilet, hand wash basin with vanity unit and bath with screen and wall mounted shower over. Tiling to splash prone areas and heated towel rail.

Garage

17' 3" x 8' plus door recess (5.26m x 2.44m plus door recess)

Up and over door to front. Access to boiler and obscure double glazed door to side.

Front Garden

Wall to front with gated entrance to off road parking.

Rear Garden

Patio area and space for shed.



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welcome to

Hamlet Road, Birmingham

- THREE BEDROOM DETACHED
- KITCHEN
- SPACIOUS LOUNGE
- CONSERVATORY
- ENSUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: D

offers over

£400,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/SLY110638



Property Ref:
SLY110638 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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