



**Highfield Road, Hall Green Birmingham B28 0BT**





welcome to

**Highfield Road, Hall Green Birmingham**

\*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\* FURTHER EXTENDED RECEPTION ROOM TO THE REAR WITH SHOWER ROOM/WC \*\*  
DRIVEWAY FOR MULTIPLE VEHICLES \*\* GARAGE \*\* EXCELLENT LOCATION \*\*



### **Approach**

Large paved driveway.

### **Entrance Porch**

Double glazed door and window to front.

### **Entrance Hall**

Double glazed window to front, door to front, ceiling light point, radiator and stairs to first floor accommodation.

### **Lounge**

20' 2" into bay x 11' 11" ( 6.15m into bay x 3.63m )  
Double glazed window to front, two ceiling light points and radiator.

### **Dining Room**

12' 11" x 10' 10" ( 3.94m x 3.30m )  
Double glazed door to rear, ceiling light point and radiator.

### **Kitchen**

9' 4" x 16' 2" ( 2.84m x 4.93m )  
Double glazed windows to side and rear, wall, base and drawer units, roll top work surface, breakfast bar, hob and oven with stainless steel extractor over, stainless steel sink and drainer with mixer tap, tiled to splash prone areas, spotlights to ceiling and radiator.

### **Conservatory**

20' 2" max x 9' ( 6.15m max x 2.74m )  
Double glazed windows and door to rear, spotlights to ceiling and radiator.

### **Downstairs Shower Room**

Obscure double glazed window to rear, shower cubicle, hand wash basin with mixer tap, low level wc, fully tiled, stainless steel towel radiator and ceiling light point.

### **Landing**

Ceiling light point and loft hatch.

### **Bedroom One**

17' 3" into bay x 11' 11" into wardrobes ( 5.26m into bay x 3.63m into wardrobes )  
Double glazed window to front, fitted wardrobes, ceiling light point and radiator.

### **Bedroom Two**

10' 8" into wardrobes x 13' ( 3.25m into wardrobes x 3.96m )  
Double glazed window to rear, fitted wrdrobes, ceiling light point and radiator.

### **Bedroom Three**

9' 6" x 9' 7" ( 2.90m x 2.92m )  
Double glazed window to rear, fitted wardrobes, ceiling light point and radiator.

### **Bedroom Four**

7' 11" x 11' 2" ( 2.41m x 3.40m )  
Double glazed window to front, fitted wardrobes, ceiling light point and radiator.

### **Bathroom**

Obscure double glazed window to side, panel bath with electric shower over, hand wash basin with mixer tap, low level wc, fully tiled, stainless steel towel rail and ceiling light point.

### **Loft Space**

Boarded and carpeted wth a ceiling light point.

### **Rear Garden**

Laid to lawn with paved patio area.

### **Garage To Rear**

14' x 15' 11" ( 4.27m x 4.85m )  
Doors to front and rear and two ceiling light points.

### **Agent Note**

Council Tax Band D.



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## Highfield Road, Hall Green Birmingham

- FOUR BEDROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- GARAGE TO REAR

Tenure: Freehold EPC Rating: D

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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