



**Shirley Road, Hall Green Birmingham B28 8QH**

**welcome to**

## **Shirley Road, Hall Green Birmingham**

A deceptively spacious and well presented three bedroom semi-detached, situated in the popular residential area of Hall Green. The heart of the home is the open plan kitchen, complete with an island which is designed with both functionality and entertaining in mind, ideal for growing families.

### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Double glazed door to front.

### **Entrance Hall**

Door to front. Central heating radiator and access to storage (with an obscure double glazed window to side).

### **Reception Room**

11' 2" excluding bay x 12' 5" into recess ( 3.40m excluding bay x 3.78m into recess )  
Double glazed bay window to front. Central heating radiator and gas fireplace.

### **Open Plan Kitchen**

12' 1" plus door recess x 18' 7" into recess ( 3.68m plus door recess x 5.66m into recess )  
Double glazed sliding door to rear and double glazed window to rear. A range of wall and base units with sink and drainer. Island with space for seating, integrated appliances (dishwasher & washing machine). Space for free standing appliances (cooker & fridge-freezer). Extractor hood.

### **Conservatory**

(Not measured, please ensure it meets your requirements). Double glazed door to rear. Double glazed windows to side and rear.

### **Landing**

Obscure single glazed window to side. Access to loft.

### **Bedroom One**

11' 3" excluding bay x 10' 9" max ( 3.43m excluding bay x 3.28m max )

Double glazed bay window to front. Central heating radiator and built-in-wardrobe.

### **Bedroom Two**

12' x 9' 8" to wardrobe ( 3.66m x 2.95m to wardrobe )  
Double glazed window to rear. Central heating radiator and built-in-wardrobe.

### **Bedroom Three**

8' 2" x 6' 8" ( 2.49m x 2.03m )  
Double glazed window to front. Central heating radiator.

### **Bathroom**

Obscure double glazed window to rear and side. Low level toilet, hand wash basin with vanity unit and bath with screen and wall mounted shower over. Access to storage (housing the boiler). wall mounted mirror with light, floor to ceiling tiles and heated towel rail.

### **Loft Room**

(Not measured, please ensure it meets your requirements). Two Velux windows.

### **Rear Garden**

Patio area with laid lawn with flower beds to side with an array of plants, shrubs, bushes and fruit trees. Space for shed and side gate access.

### **Parking**

Off road parking.





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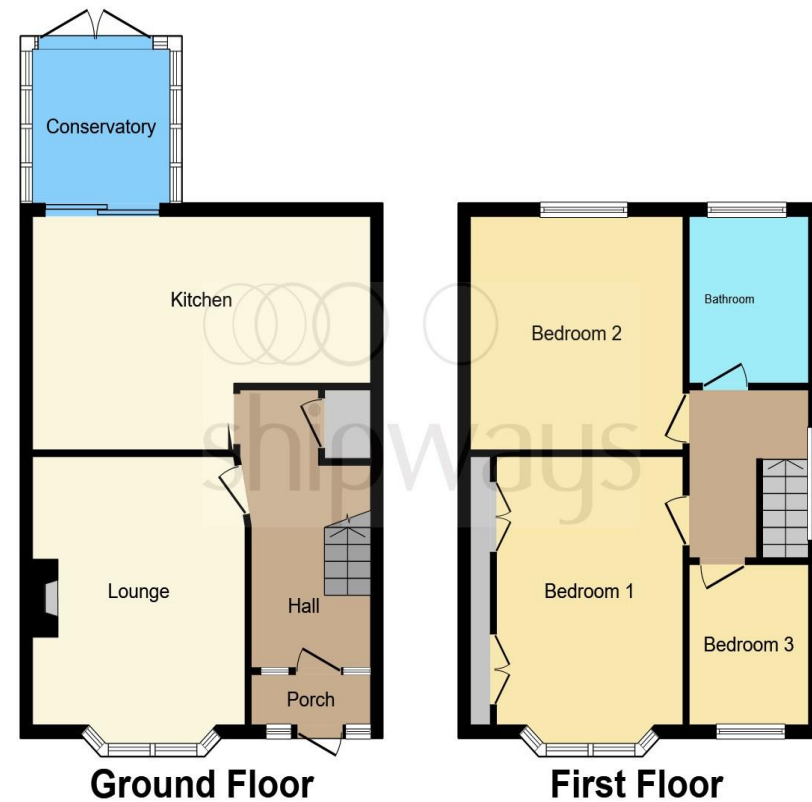
## Shirley Road, Hall Green Birmingham

- THREE BEDROOM SEMI-DETACHED
- LOUNGE
- OPEN PLAN KITCHEN WITH ISLAND
- CONSERVATORY
- BATHROOM

Tenure: Freehold EPC Rating: E

offers over

**£300,000**



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