



Hall End Road, Great Barr  
Birmingham, B42 2BF

Offers in Excess of £225,000

# Great Barr

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Attention first time buyers, Hall End Road is an immaculate and key ready two bedroom semi detached property located on the popular Fore Meadows new build development within close proximity to all local amenities including local shops, popular schools, leisure facilities and giving convenient access to the M6 Motorway links.

The accommodation in brief comprise; entrance hallway with guest WC and cloak cupboard housing the boiler, stairs off to the first floor landing, flowing through into the open plan kitchen and living room with a stylish bar area. The kitchen benefits from an attractive range of wall and base units with a breakfast bar worktop, space for integrated white goods, sink and side drainer and a gas hob and oven. The living room offering space for a cosy living space has light laminate flooring and a window and patio door out into the garden.

Onto the first floor the landing leads to two double bedrooms, the principal having mirrored sliding wardrobes and the family bathroom is a modern suite fully tiled offering bath with shower over, W.C and hand wash basin.

Externally the property benefits from a private driveway with tandem parking spaces and a low maintenance and rear garden laid to lawn with a paved patio and side gate access.

An Internal viewing is highly recommended to fully appreciate the size and condition of accommodation on offer.





## Property Specification

TWO BEDROOM  
SEMI DETACHED  
KEY READY  
FAMILY BATHROOM & GUEST W.C  
OPEN PLAN LOUNGE & KITCHEN

### Hall

4' 11" x 5' 3" (1.5m x 1.6m)

### Guest W.C

4' 11" x 5' 3" (1.5m x 1.6m)

### Airing Cupboard

4' 3" x 2' 6" (1.3m x 0.75m)

### Open Plan Lounge & Kitchen

22' 6" x 13' 1" (6.87m x 4m)

### Landing

11' 2" x 6' 11" (3.4m x 2.1m)

### Bedroom One

11' 6" x 13' 1" (3.5m x 4m)

### Bedroom Two

9' 9" x 13' 1" (2.97m x 4m)

### Bathroom

6' 7" x 6' 6" (2m x 1.98m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

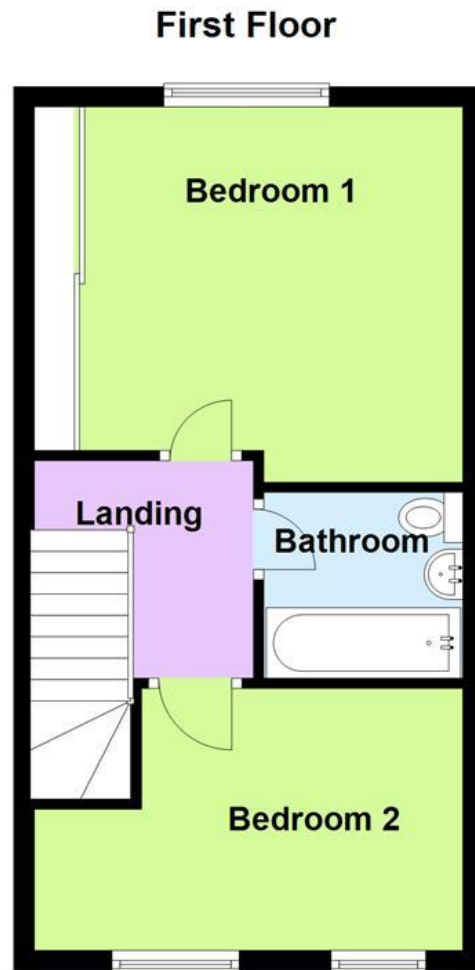
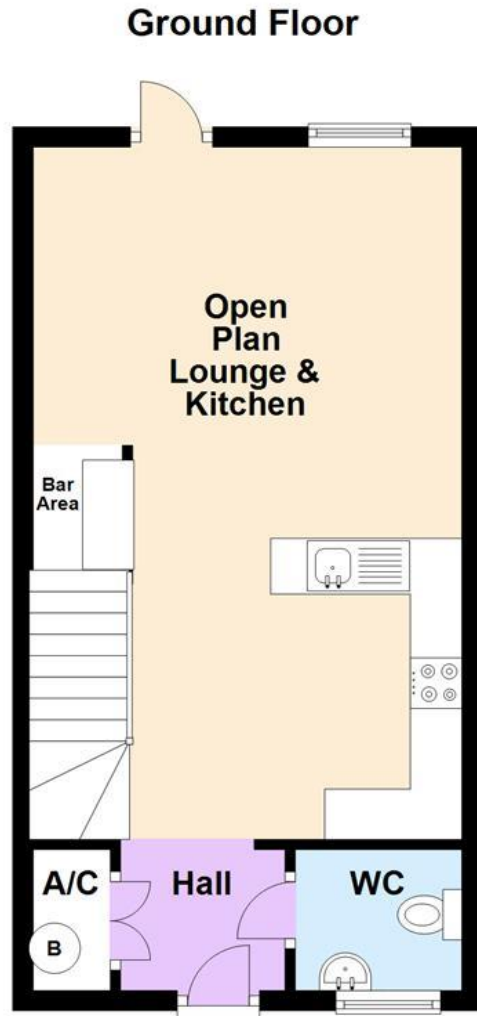
Services connected: mains electricity, gas, water and drainage

Council tax band:

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	92	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

