



York Road, Hall Green Birmingham

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edwards



# York Road, Hall Green Birmingham B28 8LE

for sale  
**£315,000**



## Property Description

Viewing is highly recommended for this charming three bedroom semi-detached corner plot family home, located in a very popular area of Hall Green. The approach has an expansive driveway that can comfortably fit four vehicles as well as a seated area to the front of the property. As you enter the property you are greeted with a light and airy hallway that leads to all rooms downstairs. The first room on your right opens in to the main reception room which is generously large in size and benefits from a bay window that adorns the room with natural light. As you pass through the sliding doors into the next area of the property you are presented with a converted conservatory that has had a hard roof fitted with skylights that again gift the room with natural light, the space also doubles up as a kitchen/dining area with plenty of storage and space for entertaining friends and family, the kitchen has an integrated hob with extractor and electric oven. Once you are back in the hallway and heading upstairs you will notice a conveniently placed guest w/c at the bottom of the stairs, next to the door leading to the reception room. Once upstairs you are presented with a family bathroom equipped with w/c vanity sink and mirror, bath and shower and additional storage unit. The rear garden is easy to maintain, features a covered seating area with laid lawn and plants and shrubbery to its surround, there is also a utility/tool room which is located to the side of the property.

## Entrance Hallway

Triple glazed door to front elevation, obscure triple glazed window to side elevation, storage cupboard and central heating radiator.

## Guest W.C

Obscure triple glazed window to side elevation, WC and wash hand basin with vanity storage.

## Living Room

29' 6" into bay x 10' 8" ( 8.99m into bay x 3.25m ) triple glazed bay window to front elevation, wall light point, central heating radiator, gas fire and two ceiling light points.

## Kitchen

16' 9" max x 23' 7" max ( 5.11m max x 7.19m max ) L-shaped room.

Two skylights, triple glazed French doors to rear elevation, a range of all and base units with work surface over incorporating a sink with drainer, electric oven, five ring hob, further appliance space and central heating radiator.

## Landing

Obscure triple glazed window to side elevation, loft access and doors off to:

## Bedroom One

11' 2" x 9' 6" ( 3.40m x 2.90m )

Triple glazed window to front elevation, spotlights to ceiling and central heating radiator.

## Bedroom Two

14' 8" x 9' 4" into recess ( 4.47m x 2.84m into recess )

Triple glazed window to rear elevation, ceiling light point and central heating radiator.

## Bedroom Three

12' x 7' 7" ( 3.66m x 2.31m )

Triple glazed window to rear elevation, spotlights to ceiling and central heating radiator.

## Bathroom

Obscure triple glazed window to front elevation, wash hand basin with vanity storage, spotlights to ceiling, WC, bath, extractor fan, shower and central heating radiator.

## Loft Room

10' 7" plus eaves storage x 15' 7" ( 3.23m plus eaves storage x 4.75m )

Access via a drop down ladder, eaves storage, spotlights, Velux window to front elevation and window to side elevation.

## Garage

Obscure double glazed door to front elevation, power supply and light point.

## Garden

Patio area, lawn, storage shed, seating areas, side gated access and plants and shrubs to borders.





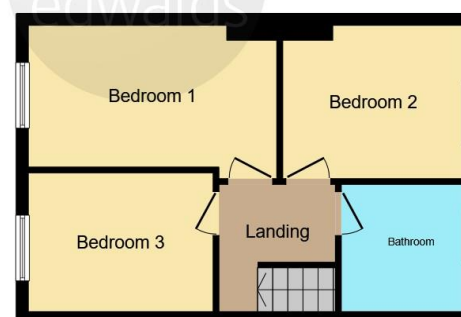








**Ground Floor**



**First Floor**

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**EPC Rating: D**

**Tenure: Freehold**

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