



Highfield Road, Hall Green Birmingham



Highfield Road, Hall Green Birmingham B28 0BT

for sale offers over
£475,000



Property Description

An exceptional four bedroom extended property located in Hall Green within walking distance to Robin Hood island where you will find an abundance of local amenities as well as excellent transport links to both Birmingham and Solihull.

The property features a large open hallway that leads to two large reception rooms and fitted kitchen with an abundance of wall and base units as well as integrated appliances that is complimented by a breakfast bar. The second reception room also opens in the the extension of the property which has been configured as a utility room that houses two skylights that illuminate the space with natural light, you will also find a conveniently placed shower room with corner shower, W.B, W.C, heated towel rail and vanity units for storage.

Upstairs in the property you will find four bedrooms all of which are impressive in size with three of these bedrooms having fitted wardrobes. You will also find a well-appointed family bathroom that comprises of "P" shaped bathtub, over head shower off mains, heated towel rail, W.B, W.C and vanity unit with illuminated mirror and plenty of storage options available. There is also a convenient loft room which covers the footprint of the property and is carpeted, accessible via a pull down ladder.

The rear of the property promotes a private garden, with private driveway that leads to a garage large enough to hold two vehicles, The rear garden also has an outbuilding which features W.B, W.C.

Under Stairs Storage

Housing meters.

Entrance Hallway

11' 8" max x 8' 5" (3.56m max x 2.57m)
Double glazed window to front elevation.

Lounge

20' 3" into bay x 11' 9" (6.17m into bay x 3.58m)
Bay window to front elevation, sliding doors to rear elevation, two central heating radiators and media wall.

Kitchen

16' 2" to window x 9' 4" max (4.93m to window x 2.84m max)
Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, gas hob with extractor, central heating radiator and breakfast bar.

Conservatory

8' 10" to window x 20' 3" plus recess (2.69m to window x 6.17m plus recess)
French doors to garden, double glazed window to side elevation, two skylights, spotlights and central heating radiator.

Bedroom One

17' 3" into bay x 11' 10" max (5.26m into bay x 3.61m max)

Double glazed bay window to front elevation, two central heating radiators and fitted wardrobes.

Bedroom Two

13' 2" to window x 10' 8" max (4.01m to window x 3.25m max)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Three

9' 5" max x 9' 5" plus wardrobe (2.87m max x 2.87m plus wardrobe)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bedroom Four

11' 2" to window x 8' max (3.40m to window x 2.44m max)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin with vanity and storage unit, p shaped bath with shower over, illuminated mirror, heated towel rail, storage cupboard and vinyl flooring.

Ground Floor Shower Room

Double glazed obscure window to rear elevation, W.C, corner shower, wash hand basin with vanity and storage unit and heated towel rail.

Rear Garden

Laid to lawn, access to garage and access to rear.

Front Garden

Driveway providing off road parking.

W.C/ Outbuilding

Double glazed obscure window to rear elevation, W.C and wash hand basin.

Garage

Double garage with room for two vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: D

Tenure: Freehold

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Property Ref: SHI203105 - 0007