



Russell Road, Hall Green Birmingham

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## Property Description

A beautifully presented and deceptively spacious period mid-terraced property, finished to a high standard throughout and perfectly blending character features with modern comforts.

The accommodation comprises two elegant and inviting reception rooms, ideal for both relaxing and entertaining, alongside a stylish breakfast kitchen with ample space for informal dining. Additional ground floor benefits include a convenient downstairs WC and a separate utility room, offering practical family living.

Spread across the upper two floors are four generously proportioned bedrooms, each offering excellent space and natural light. The well-appointed upstairs shower room adds to the property's overall functionality and comfort.

Outside, you'll find a beautifully maintained garden, offering a private and tranquil space perfect for outdoor dining or relaxation.

This charming home is ideal for families or professionals seeking a spacious, ready-to-move-into home with timeless appeal. Early viewing is highly recommended to fully appreciate the quality and character on offer.

## Entrance Hallway

Feature tiled flooring, central heating radiator, under stairs storage and stairs to first floor accommodation.

## Lounge

15' max into bay x 10' 9" ( 4.57m max into bay x 3.28m )  
Double glazed bay window to front elevation and log burner with fire and surround.

## Reception Room

12' 4" max x 11' 3" max ( 3.76m max x 3.43m max )  
Double glazed window to rear elevation, central heating radiator and fire with surround.

## Kitchen

18' 9" x 9' 6" ( 5.71m x 2.90m )  
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, integrated dishwasher and spotlights.

## Utility Room

9' 4" max x 6' 4" max ( 2.84m max x 1.93m max )  
Two double glazed windows to side elevation, space and plumbing for washing machine.

## Bedroom One

12' 5" x 16' 2" ( 3.78m x 4.93m )

Two double glazed windows to front elevation and central heating radiator.

## Bedroom Two

12' 5" x 10' 3" ( 3.78m x 3.12m )

Double glazed windows to rear elevation and central heating radiator.

## Bedroom Three

10' 4" max x 9' 8" max ( 3.15m max x 2.95m max )

Double glazed window to rear elevation.

## Bedroom Four

12' 4" max x 13' 3" max ( 3.76m max x 4.04m max )

Double glazed window to side elevation, velux window to side elevation and partial restricted head height.

## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, walk in shower, spotlights and illuminated mirror.

## Front Garden

Slabbed frotage with gated entry.













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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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