



Cateswell Road, Hall Green BIRMINGHAM

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## Property Description

Discover the perfect blend of space and convenience with this exceptional four-bedroom semi-detached property. Nestled in a sought-after location, this home offers three reception rooms, providing ample space for versatile living arrangements. Prepare meals with ease in the well-appointed kitchen, and indulge in relaxation within the comfortable living spaces. Retreat to the master bedroom featuring an ensuite for added luxury, while additional bedrooms offer versatility and comfort. With the convenience of a downstairs WC, off-road parking, and a garage, this property truly caters to modern lifestyles. Don't miss the opportunity to make this your new home!

## Front Garden

Shared driveway providing off road parking and access to side.

## Entrance Porch

Storage cupboard and electric meters.

## Entrance Hallway

Double glazed door and windows to front elevation, stairs to first floor accommodation, central heating radiator, under stairs storage and all doors off to:

## Reception Room One

11' 1" into recess x 18' 3" into bay ( 3.38m into recess x 5.56m into bay )  
Double glazed half box bay window to front elevation and central heating radiator.

## Reception Room Two

7' 3" x 15' 5" into bay ( 2.21m x 4.70m into bay )  
Double glazed window to rear elevation, central heating radiator and door to garden

## Reception Room Three

7' 3" x 15' 4" ( 2.21m x 4.67m )  
Double glazed half box bay window to front elevation and central heating radiator.

## Kitchen

7' 9" x 18' 4" ( 2.36m x 5.59m )  
Double glazed windows to front and side elevations, double glazed door and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, combi boiler, central heating radiator, integrated electric hob and oven with air filter above, tiling to splash prone areas and fully tiled flooring.

## Downstairs W.C

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

## Landing

Loft access with drop down ladders and doors off to:

## Bedroom Two

15' 3" x 11' 3" into recess ( 4.65m x 3.43m into recess )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 6" plus wardrobes x 9' 5" ( 2.90m plus wardrobes x 2.87m )

Double glazed window to rear elevation, central heating radiator and wardrobes with sliding doors.

## Family Bathroom

Two double glazed windows to side elevation, wash hand basin, W.C, built in storage cupboard, spa bath with electric shower over, central heating radiator and fully tiled walls.

## Bedroom Four

5' 7" x 11' 8" ( 1.70m x 3.56m )

Double glazed box bay window to front elevation and central heating radiator.

## Bedroom One

11' 3" x 14' 9" into bay ( 3.43m x 4.50m into bay )

Double glazed box bay window to front elevation, built in storage cupboard, central heating radiator and access to en-suite.

## En-Suite

Spotlights, walk in jet shower, wash hand basin, W.C, fully tiled walls and heated towel rail.

## Rear Garden

Slabbed patio area, outside plug sockets, outside tap, pathway, astro turf, gate leading to rear driveway and door into garage.

## Garage

24' 3" x 17' 4" ( 7.39m x 5.28m )

Double glazed door and window, lighting, power and up and over door.















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**EPC Rating: D**

Tenure: Freehold

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