



Russell Road, Hall Green, Birmingham

burchell  
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# Russell Road, Hall Green, Birmingham, B28 8SF

for sale offers over  
**£375,000**



## Property Description

Immaculately Presented Four-Bedroom Period Terrace Over Three Floors

This beautifully maintained four-bedroom period terrace offers spacious accommodation across three floors, combining character features with modern family living.

The property boasts an inviting hallway with original tiled flooring, two generous reception rooms, a bright kitchen diner, and a contemporary ground-floor wet room. The upper floors provide four well-proportioned bedrooms, a stylish family bathroom, excellent storage, and a spacious loft area.

Outside, there is a private rear garden ideal for families and entertaining, enhanced by two recently installed boundary fences.

Conveniently located close to excellent transport links and highly regarded schools, this superb home is ready to move straight into and is perfect for growing families.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

Archway, central heating radiator and original feature tiles.

## Reception Room One

Double glazed bay window to front elevation, central heating radiator and original fire place.

## Reception Room Two

Double glazed doors to rear elevation, central heating radiator and original fire place.

## Kitchen

Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit. extractor, central heating radiator, tiling to walls, central heating boiler housed.

## Utility Room

Double glazed window to rear elevation, storage units and shelving.

## Wet Room

Double glazed window to side elevation, W.C, wash hand basin, shower and fully tiled walls.



## Landing

Double glazed window to side elevation and central heating radiator.

## Bedroom One

Double glazed window to rear elevation, central heating radiator and cast iron fire place.

## Bedroom Two

Two double glazed windows to front elevation, central heating radiator and cast iron fire place.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

Skylight, central heating radiator and storage.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower, spotlights, central heating radiator and tiled flooring.

## Rear Garden

Patio area, laid to lawn, storage shed, fencing to boundaries and shared side access to frontage.

## Agent Note

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Total floor area 136.1 m<sup>2</sup> (1,465 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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