



Etwall Road, Birmingham B28 0LF

welcome to

Etwall Road, Birmingham

A modern and well-maintained three-bedroom semi-detached home on Etwall Road in Hall Green, offering a spacious layout, private driveway, good-sized rear garden, and versatile ground-floor living space. Ideally positioned for local amenities, transport links, and schools.

Agent Note

This property is council tax Band C.

The property already has planning permission for an extension should you wish to do so.

Entrance Hall

Radiator, tiled flooring.

Downstairs W/C

Radiator, tiled flooring, low level flush w/c, wash hand basin.

Lounge

12' 4" x 11' 3" (3.76m x 3.43m)
Bay window to front, electric fire, wood flooring.

Dining Room

12' 3" x 11' 8" (3.73m x 3.56m)
Double doors to rear garden, log burner, wood flooring, radiator, open with kitchen.

Kitchen

9' 5" x 8' 8" (2.87m x 2.64m)
Window to rear, tiled flooring, sink & drainer, integrated dishwasher, door to side for garage.

Garage/Utility

24' 6" x 8' 2" (7.47m x 2.49m)
Electrics, boiler, door to rear garden & window.

Bedroom 1

10' 9" x 10' 6" (3.28m x 3.20m)
Bay window, radiator, carpet.

Bedroom 2

12' 3" x 11' 3" (3.73m x 3.43m)
Window to rear, radiator, carpet.

Bedroom 3

10' 6" x 9' (3.20m x 2.74m)
Window to rear, radiator, original fire.

Bathroom

Tiled flooring, spotlights, towel radiator, shower, low level flush w/c, wash hand basin.





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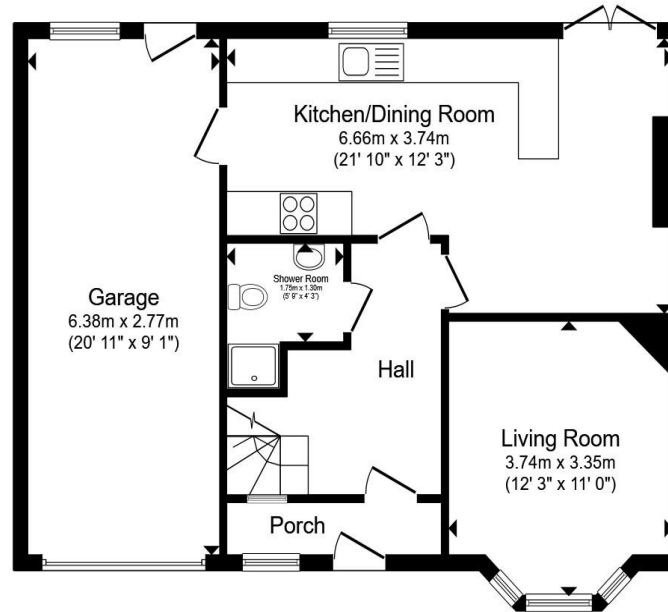
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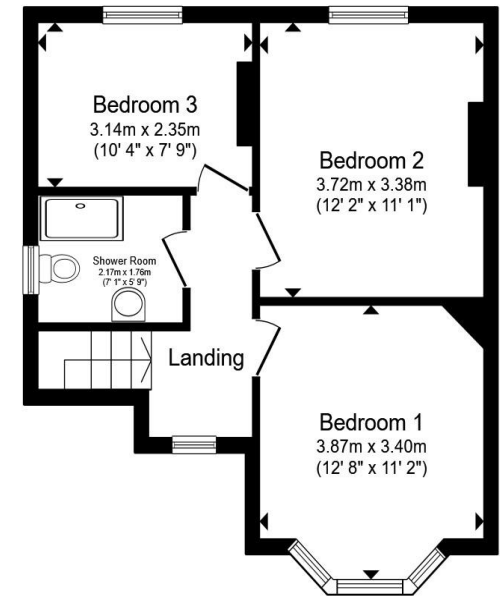
- Three-bedrooms
- Semi-detached
- Private driveway
- Integral garage
- Two reception rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£400,000



Ground Floor



First Floor

Total floor area 110.5 m² (1,190 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



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Property Ref:
SLY112165 - 0007

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