



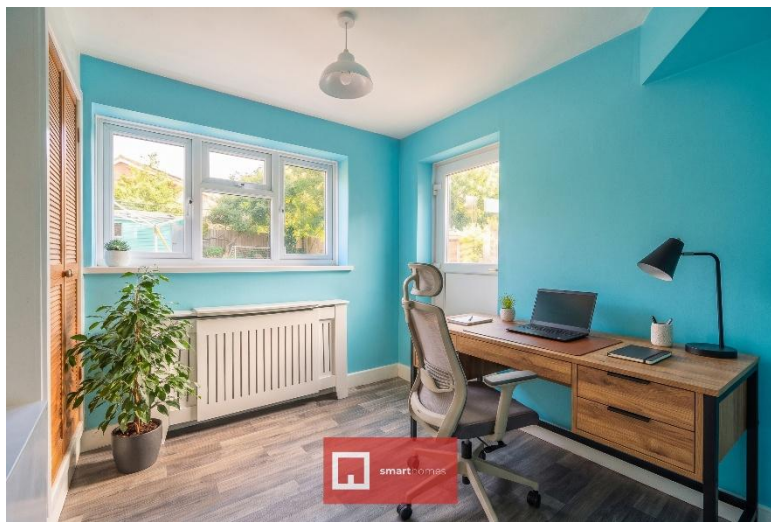
Glaisdale Road Hall Green, Birmingham

- A Well Presented & Substantially Extended Semi-Detached Family Home on a Large Plot
- Five Bedrooms
- Two Spacious Reception Rooms
- Home Office
- Extended Open Plan Breakfast Kitchen
- En-Suite Shower Room & Four Piece Family Bathroom

£475,000

Current EPC Rating – 75 (C)
Current Council Tax Band – C





Property Description

A superb opportunity to purchase a well presented, most spacious and substantially extended semi-detached family home sitting on a larger than average plot. Offering accommodation comprising two spacious reception rooms, extended open plan breakfast kitchen, utility room, guest W.C, home office, five bedrooms, en-suite shower room, four piece family bathroom, large rear garden with garden room/gym/office, garage store and ample driveway parking. The property further benefits from lapsed planning permission for a further rear extension.

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Rooms & Measurements

Reception Room One to Front - 4.42m x 3.84m (14'6" x 12'7")

Extended Reception Room Two to Rear - 7.19m x 3.4m (23'7" x 11'2")

Extended Open Plan Breakfast Kitchen to Rear - 5.69m x 4.88m (18'8" x 16'0")

Home Office to Rear - 2.79m x 2.49m (9'2" x 8'2")

Utility Room - 2.26m x 1.32m (7'5" x 4'4")

Bedroom One to Rear - 4.9m x 2.95m (16'1" x 9'8")

En-Suite Shower Room

Bedroom Two to Front - 4.19m x 3.07m (13'9" x 10'1")

Bedroom Three to Rear - 4.37m x 3.02m (14'4" x 9'11")

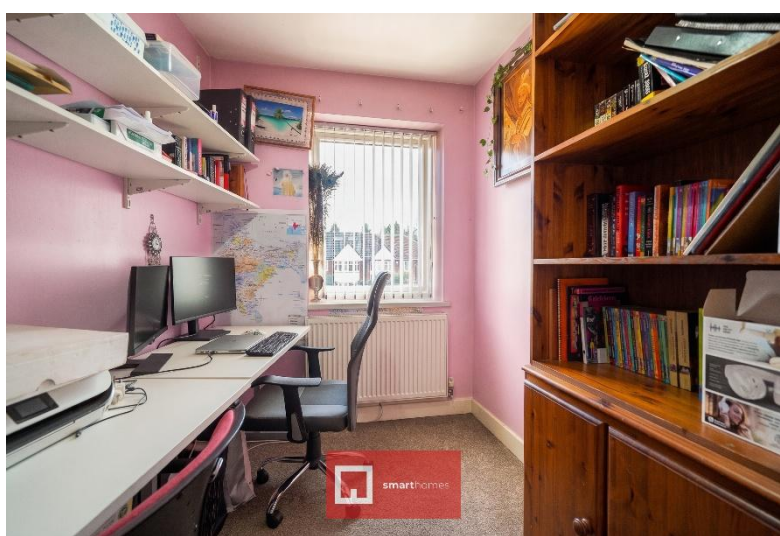
Bedroom Four to Front - 3.1m max x 2.08m max (10'2" max x 6'10" max)

Bedroom Five to Front - 3m x 2.01m (9'10" x 6'7")

Family Bathroom to Rear - 2.59m x 2.46m (8'6" x 8'1")

Garden Room/Gym/Office - 4.27m x 3.3m (14'0" x 10'10")

Garage Store - 4.27m x 2.16m (14'0" x 7'1")



Approx. 191 Sq. Meters



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.