



Petersfield Road

Hall Green, Birmingham

- A Charming & Beautifully Presented Extended Semi-Detached
- Generous Corner Plot/Excellent Potential For Further Extension (STPP)
- Three Double Bedrooms
- Two Reception Rooms

Offers Over £415,000

Current EPC Rating 64 (D)
Current Council Tax Band D





Property Description

A charming and beautifully presented extended three-bedroom semi-detached property, occupying a generous corner plot with excellent potential for further extension (STPP). The property offers well-proportioned and versatile accommodation, briefly comprising two reception rooms, extended breakfast kitchen, guest WC, three double bedrooms, separate WC and family shower room. Externally, the property benefits from a private north westerly facing rear garden, off road parking, UPVC double glazing and gas central heating.

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 Nigel Hodges
Current council tax band – D



Rooms & Measurements

Entrance Hall

Dining Room to Front - 4.3m (into bay) x 3.6m (14'1" x 11'9")

Extended Lounge to Rear - 5.4m x 3.9m (17'8" x 12'9")

Extended Breakfast Kitchen to Rear - 5.4m (max) x 3.7m (17'8" x 12'1")

Outer Lobby

Guest WC

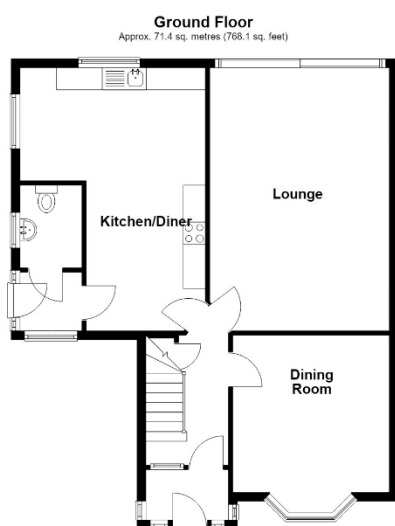
Bedroom One to Front - 4.5m (into bay) x 2.7m (to wardrobes) (14'9" x 8'10")

Bedroom Two to Rear - 4.1m (into bay) x 3.9m (13'5" x 12'9")

Bedroom Three to Rear - 3.1m (into bay) x 2.6m (10'2" x 8'6")

Separate WC

Family Shower Room to Front - 2.2m x 1.8m (7'2" x 5'10")



Total area: approx. 115.8 sq. metres (1246.0 sq. feet)

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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.