



Russell Road, Hall Green, B28 8SF

£425,000

- A Spacious & Beautifully Presented Home
- Six Bedrooms
- Two Reception Rooms
- Re-Fitted Dining Kitchen
- Modern Family Bathroom
- En-Suite Shower Room & Ground Floor Shower Room
- Utility Room
- Landscaped West Facing Rear Garden
- Off Road Parking
- Brick Built Secure Storage With Power



SCAN TO VIEW  
VIRTUAL TOUR



- Lounge to front - 4.44m into bay x 3.23m max (14'7" x 10'7")
- Dining Room to rear - 3.73m x 3.4m (12'3" x 11'2")
- Dining Kitchen to rear - 5.69m x 2.84m (18'8" x 9'4")
- Utility Room to rear - 2.92m max x 3.84m max (9'7" x 12'7")
- Ground Floor Shower Room to side - 1.91m into shower x 1.07m (6'3" x 3'6")
- Bedroom One to rear - 3.78m x 2.51m up to wardrobes (12'5" x 8'3")
- En-Suite Shower Room - 1.35m x 1.24m (4'5" x 4'1")
- Bedroom Two to front - 3.76m x 3.2m (12'4" x 10'6")
- Bedroom Three to rear - 3.18m x 2.87m (10'5" x 9'5")
- Bedroom Four to front - 2.79m x 1.85m (9'2" x 6'1")
- Family Bathroom to side - 2.36m x 1.93m (7'9" x 6'4")
- Bedroom Five to front - 5.05m x 2.9m (16'7" x 9'6")
- Bedroom Six to rear - 5.03m x 2.9m (16'6" x 9'6")
- West Facing Landscaped Rear Garden
- Brick Built Storage - 4.62m x 2.95m (15'2" x 9'8")

A beautifully presented and spacious family home with characterful features and generous accommodation comprising of six bedrooms, lounge with log burner, dining room, re-fitted dining kitchen, modern en-suite shower room, family bathroom and ground floor shower room, utility room, landscaped West facing rear garden, secure brick built storage with power and off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX BAND: C  
 EPC Rating: C  
 Tenure: Freehold



Total area: approx. 158.8 sq. metres (1709.7 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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