




SHORTLAND
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Hall Brook Road
Keresley CV6 2GJ

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* EXTENDED POST WAR TERRACE * GAS CH & DOUBLE GLAZED * 3 BEDROOMS * HOBBIES / LOFT ROOM WITH SHOWER CUBICLE & WC * REAR ACCESS CONCRETE GARAGE

Nestled on Hallbrook Road, just off Watery Lane, in the charming area of Keresley, this post war mid-terrace house offers a perfect blend of comfort and practicality. The property has been thoughtfully extended, providing ample living space for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a spacious through lounge, which is ideal for both relaxation and entertaining. The extended kitchen is equipped with a hob and oven, making it a wonderful space for culinary enthusiasts to create delicious meals.

This home boasts three well-proportioned bedrooms, one with built in mirrored wardrobes, providing plenty of space for family members or guests and open tread ladder to the hobbies/ loft room ideal as a craft room with sink and shower cubicle and wc.

Additionally, the property includes a rear access concrete garage, offering convenient storage for vehicles or outdoor equipment. This feature is particularly valuable in urban settings, where parking can often be a challenge.

Overall, this extended post-war terrace house on Hallbrook Road presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living which has been occupied by the present owner for over 50 years.









Dimensions

ENTRANCE HALL
 BAY WINDOWED
 THROUGH LOUNGE/
 DINING ROOM
 6.75 x 3.50

HOBBIES/ LOFT
 ROOM WITH SINK
 UNIT & SHOWER
 ROOM
 5.18 x 4.40

EXTENDED KITCHEN
 WITH HOB & OVEN
 6.04 x 2.30

REAR ACCESS TO
 CONCRETE
 SECTIONAL GARAGE
 5.40 x 2.60

CONSERVATORY
 2.90 x 2.35

FRONT & FULLY
 FENCED REAR
 GARDEN

LANDING

BEDROOM ONE
 3.87 x 3.14

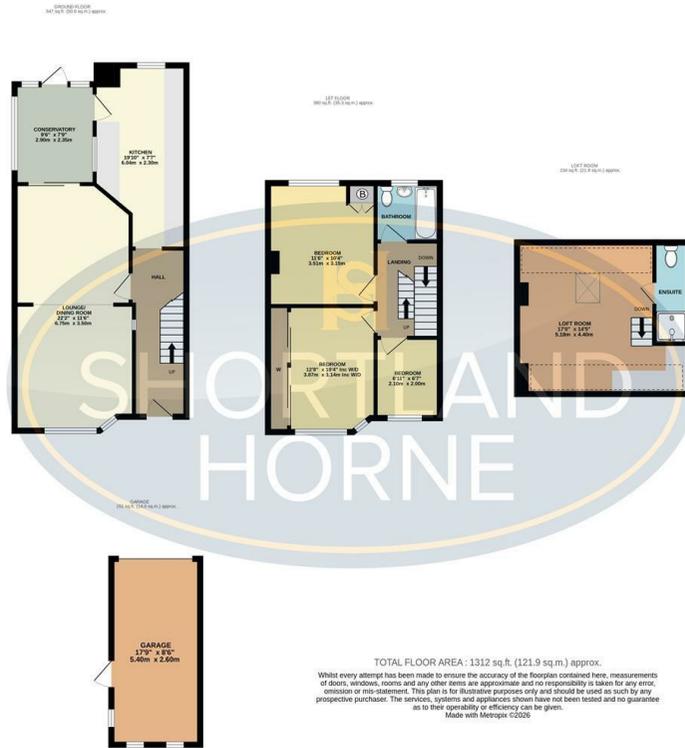
BEDROOM TWO
 3.51 x 3.15

BEDROOM THREE
 2.10 x 2.00

FULLY TILED
 BATHROOM WITH
 SHOWER



Floor Plan



Total area: 1312.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

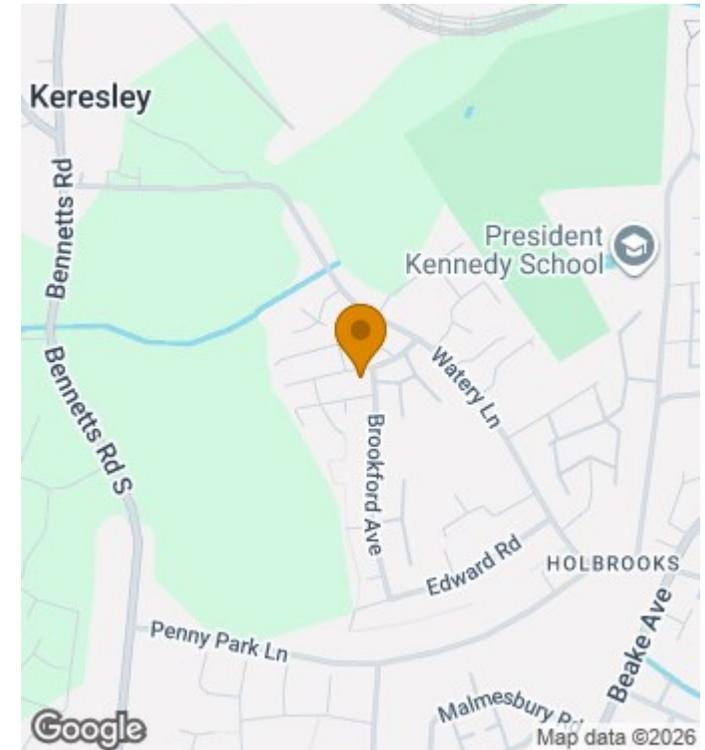
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

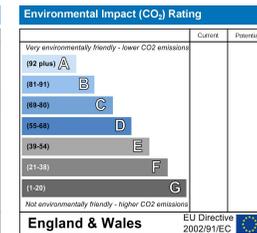
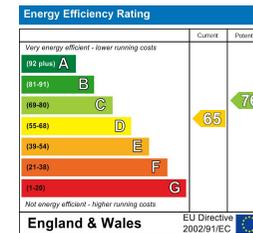
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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