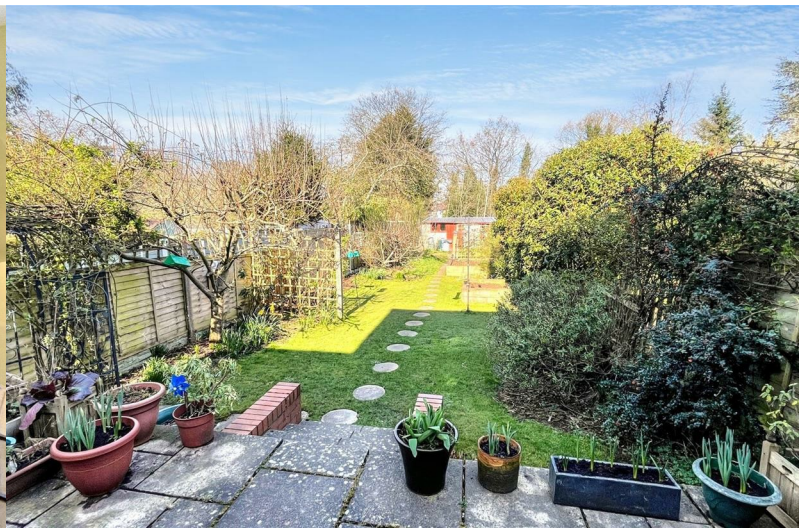




55 Green Road

Hall Green, Birmingham, B28 8DA

Offers Over £375,000



****LOVELY FOUR BEDROOM SEMI-DETACHED FAMILY HOME IN QUIET LOCATION**** Three bedroom semi-detached family home in this quiet location on Green Road in Hall Green. Ideally located to all the local schools, shops, parks and transport links to Moseley, Kings Heath, Hall Green and the City Centre. The accommodation offered briefly comprises: front fore garden, porch, hallway, front reception room, downstairs WC, kitchen and leading onto reception room two/dining room and access to an amazing rear garden. To the first floor there are three bedrooms and a bathroom with a further staircase leading to the top floor with further bedroom and en-suite bathroom. The property further benefits from double glazing (where stated) and central heating. To fully appreciate this lovely home please contact our Moseley office to arrange a viewing. Energy Efficiency Rating C.



Approach

The property is approached via a paved pathway with lawn turfed area with decorative trees, shrubs and plants to border and pathway to front to rear access and also leading to UPVC double glazed front entry door with accompanying double glazed window opening into:

Porch

With ceiling light point, wooden laminate to flooring, opaque single glazed window and opaque stained glass wooden door opening into:

Hallway

With luxury vinyl tile flooring, ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation, under stairs storage providing useful storage, ceiling light point, under stairs door opening into:

Ground Floor WC

2'3" x 4'7" (0.70 x 1.41)

With continued flooring, with low flush WC, wall mounted sink with two taps over and splash backs, double glazed opaque window to the side aspect, ceiling spotlight and central heating radiator.

Reception Room One

11'1" x 15'0" into bay (3.39 x 4.58 into bay)

With double glazed bay window to the front aspect, two central heating radiators and ceiling light point.

Kitchen

16'11" x 6'6" (5.18 x 2)

From hallway glazed door opens into kitchen with

luxury vinyl tile flooring, a selection of cream wall and base units with marble effect work surfaces incorporating stainless steel one and a half bowl sink and drainer with mixer tap owner, 'Bosch' hob, cooker with extractor over, breakfast area with seating, space for washing machine, dishwasher and fridge freezer, tiling to splash backs, central heating radiator, ceiling spotlights, double glazed window overlooking the rear aspect and open walkway into:

Open Plan Living/Dining Area

10'0" x 21'1" (3.07 x 6.43)

Also accessed from the hallway with wall and ceiling light points, two central heating radiators, luxury vinyl tile flooring, skylight and double glazed patio door with an accompanying window giving views and access to the rear garden.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with double glazed window to the first floor landing with double glazed window to the side aspect, ceiling light point, stairs giving rise to the second floor accommodation and doors opening into;

Bedroom One

12'1" x 8'2" (3.69 x 2.51)

With built-in wardrobes, ceiling light point, central heating radiator and double glazed window to the front aspect.

Bedroom Two

12'5" x 10'1" (3.79 x 3.09)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

With ceiling light point, picture rail, double glazed window to the rear aspect and central heating radiator,

Bathroom

7'1" x 6'9" (2.16 x 2.08)

With a three piece bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, panel bath with mixer tap over and shower over, wooden effect lino to flooring, central heating towel rail, tiling surround, ceiling light point, ceiling extractor fan, double glazed opaque window to the front aspect and boxed in 'Vaillant' combination boiler.

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with double glazed window to the side aspect, ceiling light point and door opening into:

Bedroom Four

17'4" max x 6'4" min with restricted head height x (5.29 max x 1.95 min with restricted head height x)

With ceiling light point, double glazed window to the rear aspect, Velux window to the front aspect, central heating radiator, eaves storage providing useful storage and door opening into:

En-Suite Bathroom

6'8" x 4'10" (2.05 x 1.49)

With lino to flooring, Velux window to the front aspect, central heating radiator, three piece suite comprising panel bath with two taps over and shower attachment above, low flush WC, sink on pedestal with two taps over, central heating radiator, tiling to splash backs and extractor fan.

Rear Garden

With a paved patio area with steps leading down to lawn turfed area with decorative trees and plants to borders with fencing surround, plated sleeper area and pathway leading to rear garage.

Detached Rear Garage

18'1" x 18'2" (5.53 x 5.54)

With a wood entry door, single glazed window to front aspect, ceiling strip light and two garage doors leading to rear service road.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 55, Green Road Hall Green, Birmingham, B28 8DA is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.





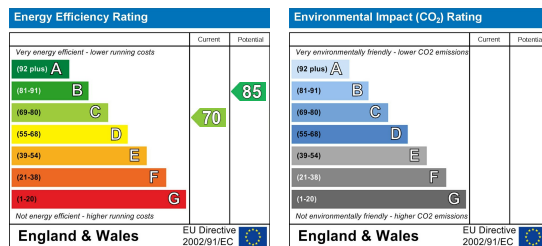
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.