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SALES & LETTINGS

**79a, Overton Close
Hall Green
B28 9NA**

A three bedroom semi-detached family home with a breakfast kitchen, two reception rooms and a private garden. Situated near amenities and a quick drive to Solihull town centre, this property exudes comfort and convenience for family living.

The ground floor welcomes you to the kitchen that promises delightful family mornings. Adjacent lies a living room adorned with a electric fireplace and doors leading to the garden, merging comfort with nature. A dining space provides an ideal setting for family gatherings, while the long storage/utility space offers practicality. The addition of a downstairs W/C and ample storage spaces further enhances the functionality of this home's inviting downstairs area.



Upstairs unfolds into three well sized bedrooms that are practical for all the family. The principal bedroom, featuring a large window, bathes the space in natural light, while the second bedroom provides another good-sized area for family members. The third room can be utilized as a bedroom or an office space, according to your needs. A family bathroom completes the upper floor.



The outside space of this property is a blend of aesthetics and functionality. The front garden sets a welcoming tone and the single integral garage offers secure parking or storage. The large private garden to the rear invites relaxation, with its patio area. Whether for family fun, gardening or leisurely evenings, the outdoor space complements this fabulous home.



FEATURES

- Fabulous Three Bedroom Semi Detached Family Home!
- Requiring Some Modernisation
- Kitchen with Useful Breakfast Bar
- Living Room with Fireplace and Doors to the Garden
- Dining Area
- Downstairs W/C and Ample Sized Storage Spaces
- Three Good Sized Bedrooms
- Single Integral Garage
- Large Private Garden with Patio
- Stones Throw to Local Amenities, Schools and Travel Links
- Short Drive to Solihull Town Centre and Train Station

SIZE

Total - 1,081 Sq Ft

TENURE

Freehold

COUNCIL TAX

Birmingham City Council C

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

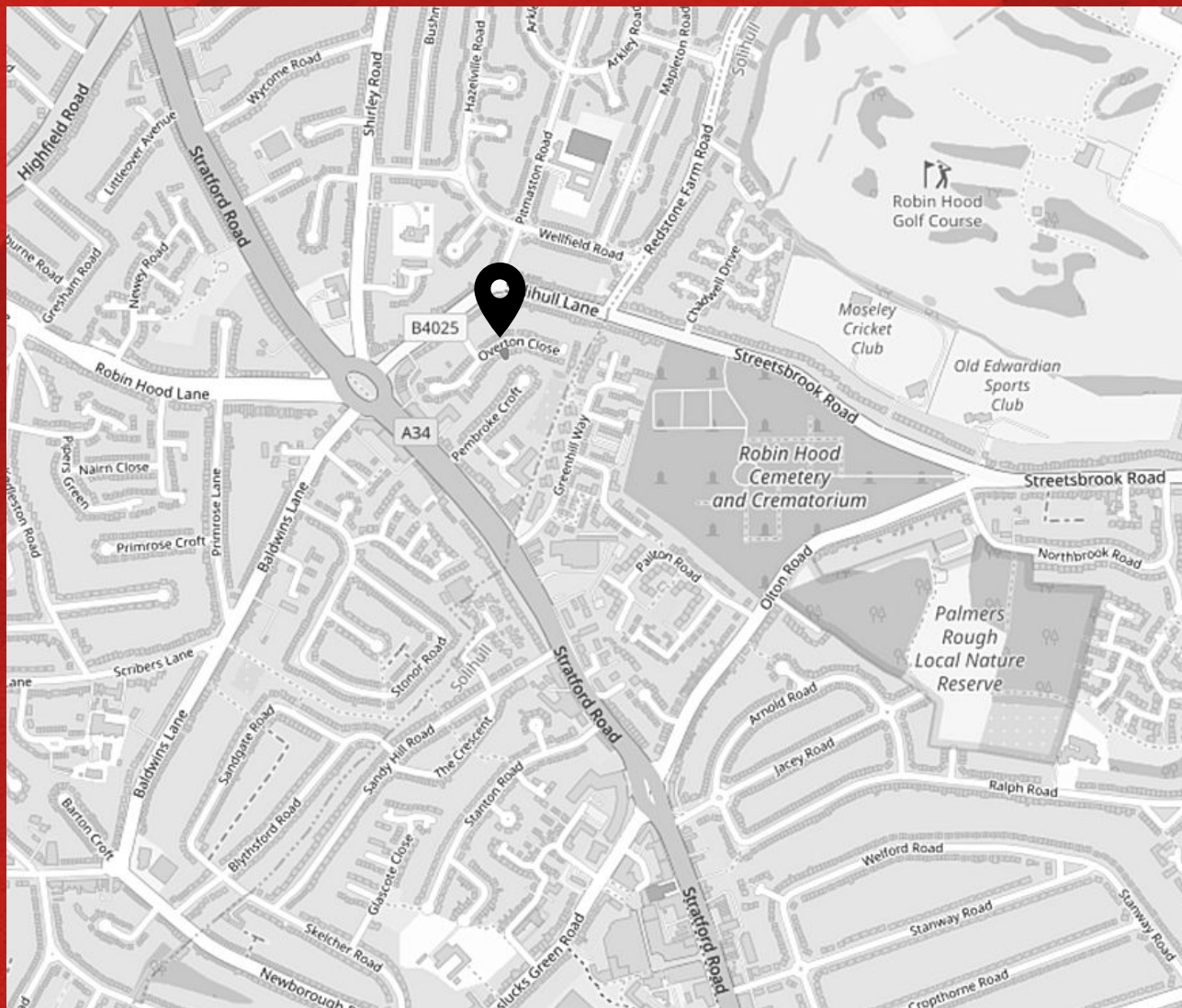
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 0121 775 0101


@ sales@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



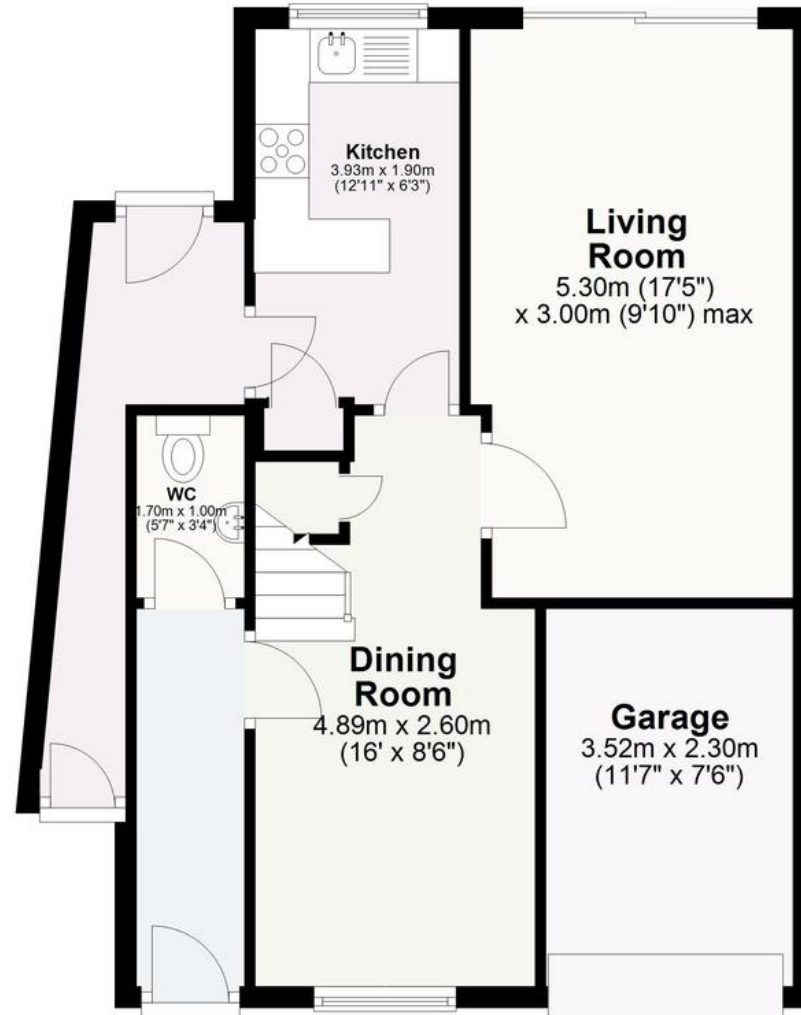
LOCATION

Nestled on a quiet side road and a stone's throw from essential amenities, local schools and travel links, the location of this home marries convenience with peace. A short drive connects you to Solihull town centre and the train station, while an easy commute can take you to Birmingham city centre. The location encapsulates the essence of suburban living with urban accessibility.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

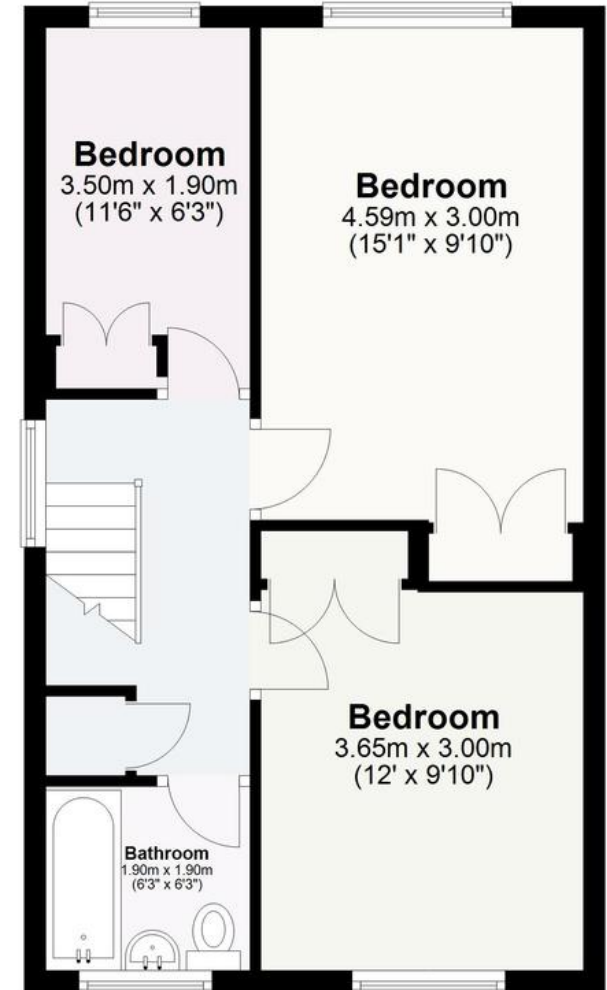
Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

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