

AP MORGAN



Rowney Croft, Birmingham
Offers in the region of £475,000

Features:

- Four-bedroom detached house
- Sizeable Living Room with practical understairs shelving
- Kitchen/Diner with abundant counter and cupboard space
- Separate Lounge/Dining Room leading out to Garden
- Integral Garage with storage space
- Large boarded loft space
- Delightful garden
- Highly sought-after location

Description:

This spacious four-bedroom detached house, located in the highly sought-after area of Hall Green, offers a large floorplan and excellent use of space plus a generous well-maintained garden. It is set back from the quiet cul-de-sac road, with no overlooking neighbours at the front or rear, and off-street parking for three cars.

The house is set behind a wide block-paved driveway providing parking for three cars. The front door opens into a sizeable entrance hall, leading through double doors straight into a bright, spacious living room, featuring handy understairs shelving; another door leads to an extensive open-plan kitchen with a dining area; this leads to a separate additional lounge/dining room, with double French doors out onto the garden patio; a further door from the kitchen also leads to an integral garage with abundant storage space. Stairs from the entrance hall lead up to the first-floor landing.

The first floor comprises four bright and spacious double bedrooms, each with fitted wardrobes; a large family shower room; and a well-proportioned Jack & Jill bathroom accessed from both the hallway and the main bedroom, also with a generous storage cupboard. The expansive boarded loft area, with lighting and access ladder, offers yet more storage space.



The meticulously planted and well-maintained garden is South-Westerly facing and offers two timber framed sheds. There are gated entrances on both sides of the house leading from the garden to the front. There is also potential to further extend (Subject to Planning Permission).

Hall Green is a very popular residential area known for its excellent shops and convenient location. Residents here enjoy easy access to a range of local amenities, including shops, eateries and good schools. The property is situated minutes from Stratford Road (A38), offering speedy access to Birmingham city centre, Shirley & Solihull, and the M42. In addition, Hall Green and Yardley Wood train stations provide services to Birmingham and Stratford-Upon-Avon.

Details:

Entrance Hall

Living Room 12'4"x18'4" (3.76mx5.6m)

Kitchen/Diner 7'10"x24'4" (2.4mx7.42m)

Dining room 14'11"x9'9" (4.55mx2.97m)

Integral Garage 8'7"x14'7" (2.62mx4.45m)

Bedroom 1 13'4"x9'9" (4.06mx2.97m)

Bedroom 2 12'4"x9'5" (3.76mx2.87m)

Bedroom 3 8'9"x11'8" (2.67mx3.56m)

Bedroom 4 9'1"x8'5" (2.77mx2.57m)

Shower Room 7'4"x8'5" (2.24mx2.57m)

Bathroom 7'10"x9'5" (2.4mx2.87m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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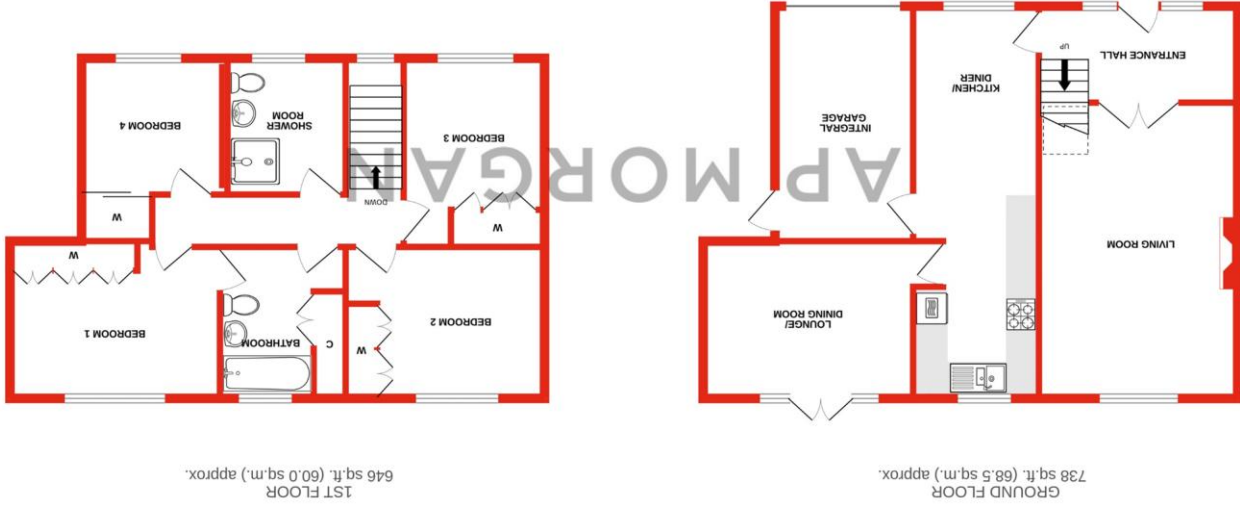
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TOTAL FLOOR AREA : 1384 sq.ft (128.6 sq.m.) approx.

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