

**AP MORGAN**



**Green Road, Hall Green, Birmingham**  
Offers in the region of £630,000

### Features:

- Highly Desirable Location
- Four-Bedroom Detached Mock Tudor Style
- Large Driveway and Garage
- Open Plan Large Communal Area
- Ground Floor Bathroom with WC
- Landscaped Rear Garden
- Electric Vehicle Charging Point
- Close to Local Shops and Amenities

### Description:

**NO CHAIN!**

Perfect location. This extended four double bedroom Mock Tudor detached home offers generous living space and a versatile layout, perfect for modern family life. The property is approached via a large driveway providing ample off-road parking and access to the integral garage.

### Approach

A spacious driveway leads to the entrance porch, opening into a welcoming entrance hall. From here, doors provide access to a bright reception room featuring a bay window to the front, and a separate living room ideal for relaxing or entertaining.

### Ground Floor

At the heart of the home lies a stunning open-plan kitchen/diner, beautifully extended to create a light-filled social space with French doors opening to the rear garden. The kitchen offers ample storage, workspace, and room for a central island, perfect for family gatherings.

A convenient utility room sits just off the kitchen, along with a full bathroom and access to the garden — offering practical convenience for busy households. The ground floor utility also provides access to the side of the property.

### First Floor

Upstairs, the property provides four well-proportioned bedrooms, including a spacious master bedroom with a bay window overlooking the front aspect. A modern family bathroom serves all bedrooms, while a smaller room off the



landing offers flexibility — ideal as a study, nursery, or prayer room.

#### Outside

To the rear, the property enjoys a beautifully landscaped garden offering both patio and lawned areas, perfect for outdoor dining and relaxation.

#### Location

The property benefits from an excellent position close to a variety of local amenities, including shops, restaurants, and well-regarded schools. Excellent transport links are nearby, with easy access to the M42 and M40 motorways, making it ideal for commuters.

#### Details:

##### Porch

##### Entrance Hall

**Garage** 14'11" x 10'5" (4.55m x 3.18m)

**Reception Room** 12' x 11'2" (3.66m x 3.4m)

**Kitchen /Diner** 27'11" x 18'4" (8.5m x 5.6m)

**Living Room** 14'7" x 12' (4.45m x 3.66m)

**Bathroom** 8'8" x 6' (2.64m x 1.83m)

**Utility Room** 9'1" x 5'3" (2.77m x 1.6m)

##### Landing

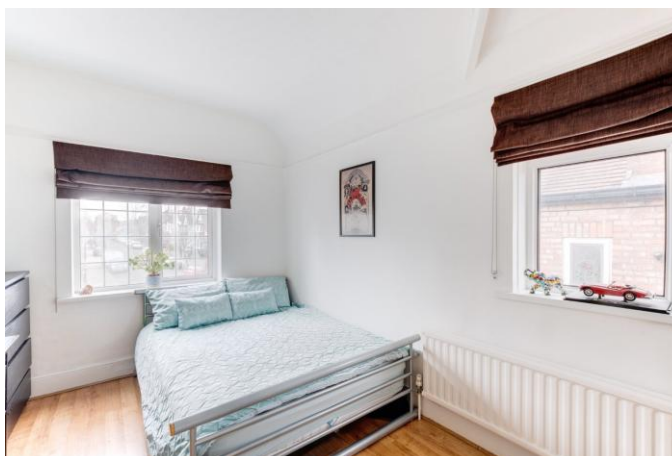
**Master Bedroom** 13'11" x 11'6" (4.24m x 3.5m)

**Bedroom 2** 13' x 11'3" (3.96m x 3.43m)

**Bedroom 3** 14'4" x 9'2" (4.37m x 2.8m)

**Bedroom 4** 11'3" x 7'9" (3.43m x 2.36m)

##### Prayer Room



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

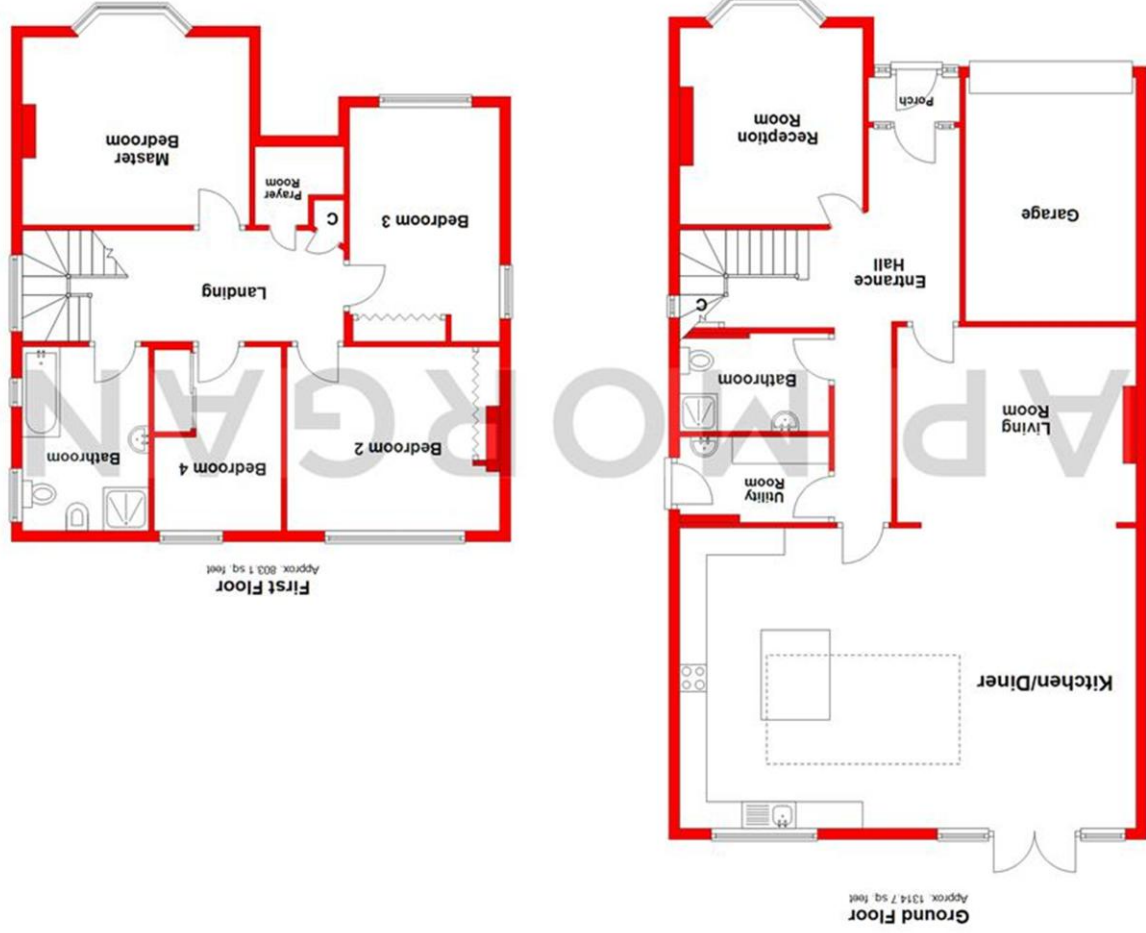
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

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### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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Plan produced using Finality

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