

AP MORGAN



Russell Road, Hall Green
Offers Over £450,000

Features:

- Popular Area
- Four Bedroom Semi Detached Home
- Spacious Living Room/Dining Room
- Extended Kitchen
- Large Usable Conservatory
- Newly Refitted Bathroom
- Close Proximity to Local Shops & Eateries
- Excellent Transport Links
- CHAIN FREE

Description:

*** CHAIN FREE *** Situated in the popular and well-established location of Hall Green is this well-presented four-bedroom semi-detached family home, offering spacious accommodation with high ceilings and a range of original floor and wall features that add character throughout. The property has been maintained to a great standard, with a few rooms having been recently plastered and redecorated, and also benefits from a convenient ground-floor wet room.

The property is approached via a private driveway providing off-road parking. A welcoming porch leads into the main entrance, setting the tone for the generous accommodation found throughout the home.

Once inside, the interior briefly comprises a welcoming entrance hall with access to a ground-floor shower room. To the front of the property is a spacious lounge featuring high ceilings and attractive period details, creating a comfortable and elegant living space.

The living room sits centrally within the home and flows through to a separate dining room, ideal for family meals and entertaining. The kitchen offers a range of wall and base units with ample worktop space and provides access to a useful lean-to area. To the rear, a well-proportioned conservatory offers additional living space and enjoys views over the garden, making it a versatile room suitable for year-round use.

To the first floor, the landing provides access to four well-presented bedrooms. Bedroom One is a generous double located to the front of the property, while Bedrooms Two and Three are further well-proportioned rooms ideal for family living. Bedroom Four offers flexibility as a bedroom, nursery, or home office.

The family bathroom is fitted with a bath, washbasin, and WC, completing the first-floor accommodation.

Moving outside, the property enjoys a landscaped rear garden with a patio seating area, providing an ideal space for outdoor dining and relaxation. The garden is well maintained and offers a pleasant, private outlook.



The property is conveniently located close to a variety of local shops, eateries, amenities and well-regarded schools. It is also well positioned for public transport links and offers easy access to major motorway networks, making it ideal for commuters.

Details:

Porch 7'5" x 0.89 (2.26m x 0.89)

Hall

Shower Room

Lounge 14'3" x 13'1" (4.34m x 4m) Both Max

Living Room 15'1" x 11'3" (4.6m x 3.43m) Both Max

Kitchen 15'9" x 9'3" (4.8m x 2.82m) Both Max

Dining Room 12'6" x 10'10" (3.8m x 3.3m) Both Max

Conservatory 17'5" x 11'1" (5.3m x 3.38m) Both Max

Lean-to 41'1" x 5'1" (12.52m x 1.55m) Both Max

Landing

Bedroom One 14'3" x 13'1" (4.34m x 4m) Both Max

Bedroom Two 12'10" x 10'10" (3.9m x 3.3m) Both Max

Bedroom Three 12'1" x 9'7" (3.68m x 2.92m) Both Max

Bedroom Four 8'4" x 7'5" (2.54m x 2.26m) Both Max

Bathroom 7'10" x 5'9" (2.4m x 1.75m) Both Max

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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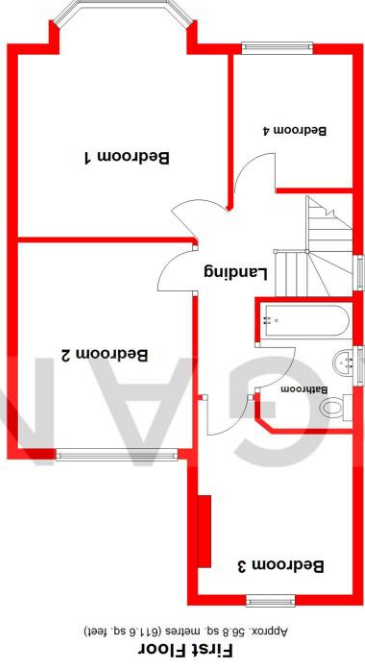
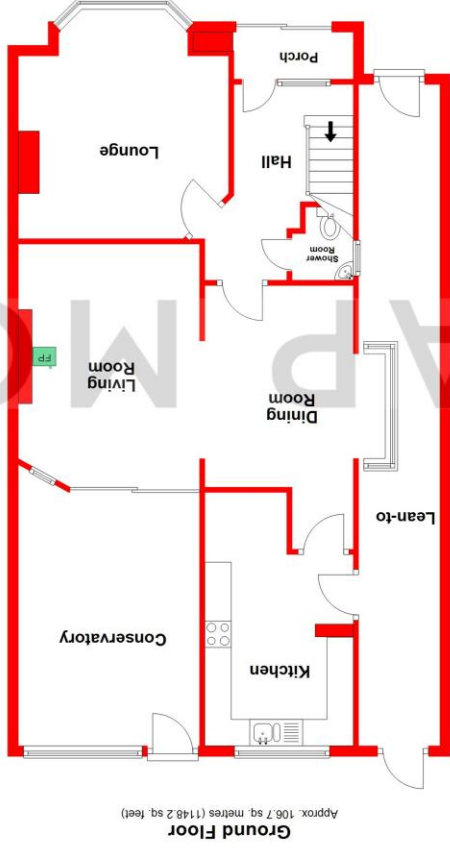
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Total area: approx. 163.5 sq. metres (1759.8 sq. feet)

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Plan produced using Planlup.