

AP MORGAN



Green Road, Hall Green, Birmingham
Asking Price £800,000

Features:

- Desirable Hall Green Location.
- Approx. 4,500 sq. ft over Three Floors.
- Six Spacious Bedrooms + Loft Room.
- Multiple Reception Rooms (Family, Dining, Living).
- Three Bathrooms (Shower Room, Family Bathroom, En-suite).
- Large Kitchen & Separate Utility.
- Expansive Rear Garden with Extension Potential.
- Excellent Transport Links (Birmingham & Solihull).

Description:

Nestled in the ever-popular suburb of Hall Green, Birmingham, Green Road offers an idyllic balance of suburban tranquillity and city convenience. Renowned for its family-friendly community and excellent local schools, this location provides effortless access to amenities.

Occupying a substantial plot and boasting an impressive approximately 4,500 sq. ft of living space across three floors, this six-bedroom detached residence presents a rare opportunity for buyers seeking both exceptional space and significant potential.

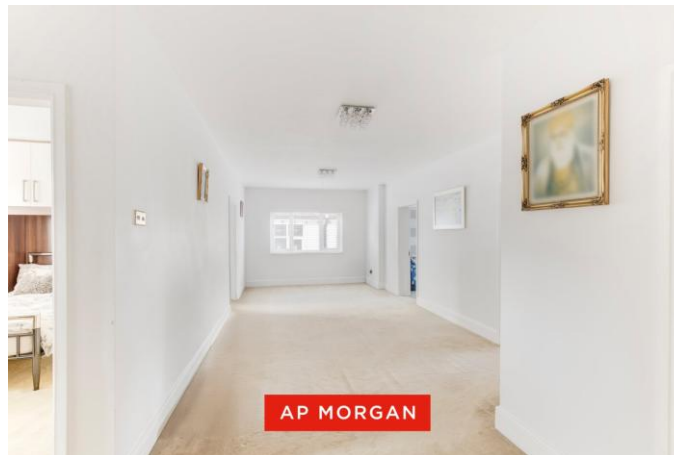
The home showcases an extensive internal layout, featuring multiple reception rooms perfect for modern family living, including a bay-windowed living room, a formal dining room, and a versatile family room ideal as a secondary lounge, playroom, or home cinema. A large kitchen, separate utility room, and ground floor shower room enhance practicality, alongside garage access for secure storage or conversion potential.

The first floor comprises six generous bedrooms, including a primary bedroom with an en-suite bathroom, complemented by a family bathroom. Ample space and natural light in each bedroom make this floor ideal for large households or potential HMO conversion (subject to planning).

Ascending to the second floor reveals a vast loft room, spanning over 29 feet in width, complete with dedicated eaves storage. This versatile space offers exciting possibilities as a home office, gym, or even a seventh bedroom.

Externally, the property benefits from a large, mature rear garden, presenting excellent scope for landscaping, further extension, or creating an enviable outdoor entertaining space. The sheer size and configuration of this home make it a perfect blank canvas for refurbishment, crafting a luxurious family residence, or undertaking a rewarding investment redevelopment.

Hall Green Train Station offers direct links to Birmingham City Centre, Solihull, and Stratford-upon-Avon, while the A34 Stratford Road ensures smooth commuting by car. Residents benefit from walking



distance to local shops, cafes, and restaurants, with larger retail and leisure options in nearby Shirley, Solihull, and Maypole. Parks like Tudor Grange and Fox Hollies provide ample green space, solidifying Hall Green's status as a consistently desirable and well-connected location for families and professionals.

Details:

Reception Hall

Living Room 25'8" x 15'11" (7.82m x 4.85m) Both Max

Dining Room 20'3" x 11'7" (6.17m x 3.53m)

Family Room 25'11" x 17'2" (7.9m x 5.23m) Both Max

Kitchen 16'3" x 11'5" (4.95m x 3.48m)

Utility Room 16'3" x 8'10" (4.95m x 2.7m) Both Max

Shower Room 7'9" x 6'11" (2.36m x 2.1m)

Garage 16'8" x 9' (5.08m x 2.74m)

Spacious Landing

Bedroom 1 20'3" x 11'7" (6.17m x 3.53m) Both Max

Ensuite Bathroom 10'4" x 7'3" (3.15m x 2.2m)

Bedroom 2 16'3" x 11'3" (4.95m x 3.43m)

Ensuite Bathroom 8'8" x 7'2" (2.64m x 2.18m)

Bedroom 3 18' x 12'4" (5.49m x 3.76m) Both Max

Bedroom 4 11'9" x 11' (3.58m x 3.35m)

Bedroom 5 16'3" x 8'10" (4.95m x 2.7m)

Bedroom 6 13'9" x 8'10" (4.2m x 2.7m)

Loft Room 29'10" x 24'1" (9.1m x 7.34m) Both Max

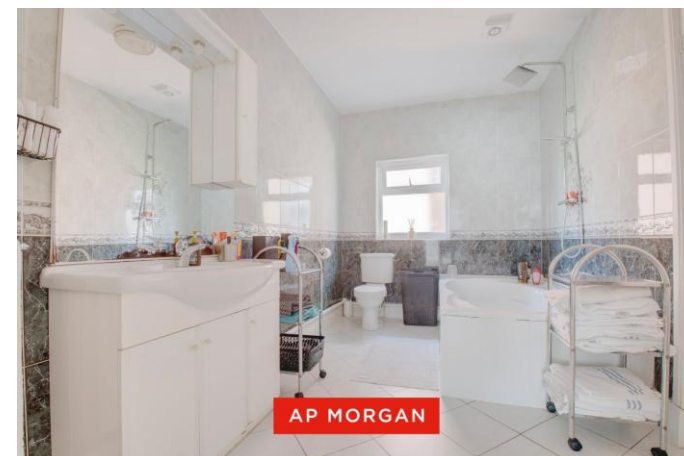
Eaves Storage Room 29'10" x 9'5" (9.1m x 2.87m) Both Max

EPC Rating: C

Council Tax Band: F (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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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

Property to sell?

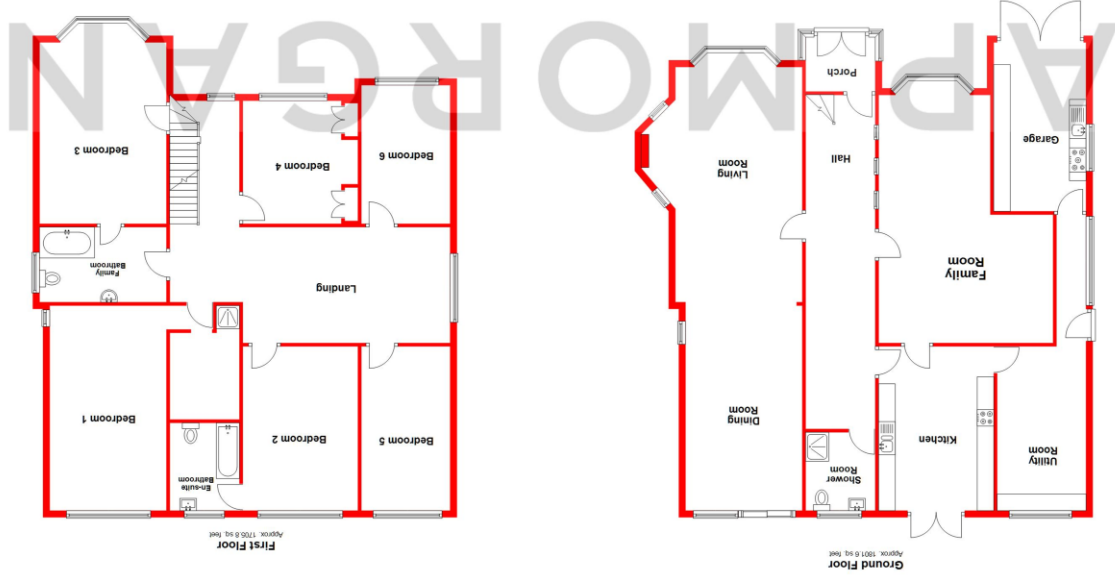
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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