

AP MORGAN



Highfield Road, Hall Green
Asking Price £475,000

Features:

- Extended Four-Bedroom Semi-Detached Family Home
- Spacious Rear Kitchen/Diner Ideal for Modern Living & Entertaining
- Two Generous Reception Rooms Including Lounge & Separate Family Room
- Ground Floor WC, Utility Room, & Additional Internal Storage
- Private Driveway Providing Off-Road Parking for Multiple Vehicles
- Garage Storage Offering Further Practicality
- Large, Landscaped Rear Garden with 3m x 2m Garden Room
- Convenient Location Close to Local Amenities, Schools, & Transport Links

Description:

Situated in a popular residential location is this well-presented and extended four-bedroom semi-detached home, offering generous and versatile living accommodation throughout, including a spacious rear kitchen/diner ideal for modern family living.

Approach

The property is approached via a sizeable private driveway providing off-road parking for multiple vehicles, with access to garage storage and a welcoming porch entrance.

Accommodation

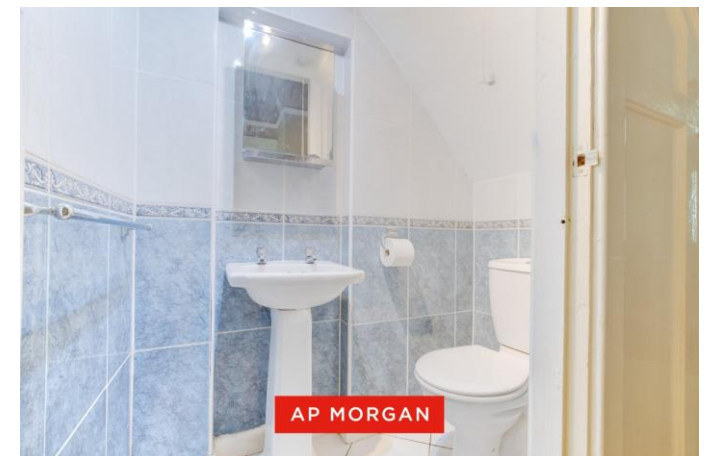
Once inside, the interior briefly comprises: a welcoming hallway giving access to a spacious lounge and a separate family room, both offering excellent living space. To the rear, the extended kitchen/diner provides a fantastic open-plan area ideal for entertaining, complemented by a separate utility room and ground floor WC. Additional benefits include a useful store room and internal access to garage storage.

To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom, offering ample space for growing families or those requiring home office options.

Outside

Moving outside, the property enjoys a large, well-maintained landscaped rear garden, perfect for outdoor entertaining and family use. There is also a useful 3m x 2m garden room, ideal for a home office, gym or additional storage.

The property is conveniently located close to a range of local eateries, shops, and amenities, and benefits from excellent transport links, making it an ideal choice for commuters and families alike.



Details:

Porch 7'3" x 3'8" (2.2m x 1.12m)

Hall

Family Room 15'3" x 12' (4.65m x 3.66m) Both Max

Lounge 19'5" x 10'4" (5.92m x 3.15m)

Kitchen/Diner 18'11" x 15'7" (5.77m x 4.75m)

Utility Room 7' x 9'2" (2.13m x 2.8m)

Store Room 9'7" x 9'2" (2.92m x 2.8m)

Garage Storage 9'9" x 3'8" (2.97m x 1.12m)

Landing

Bedroom 1 16'4" x 10'11" (4.98m x 3.33m)

Bedroom 2 14'7" x 10'5" (4.45m x 3.18m)

Bedroom 3 12'1" x 9'7" (3.68m x 2.92m)

Bedroom 4 8'4" x 7'6" (2.54m x 2.29m)

Bathroom 11'3" x 8' (3.43m x 2.44m) Both Max



EPC Rating: To be confirmed

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.

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

Property to sell?

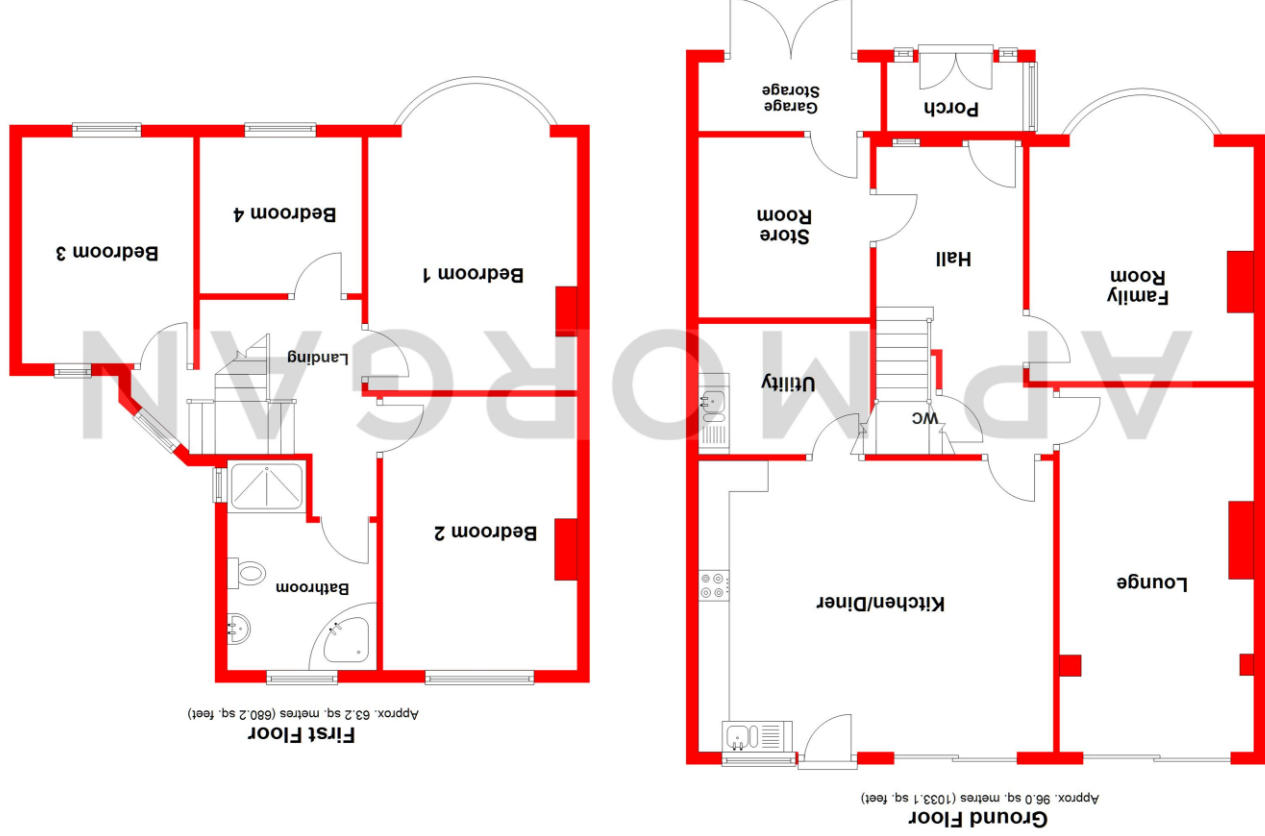
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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Identity Checks

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Total area: approx. 159.2 sq. metres (1713.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planlup.

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