



208 Stonor Road, Hall Green, Birmingham,  
B28 0QL

Price Guide **£269,950**

- Traditional "Dares Built" Semi Detached
- Three Good Sized Bedrooms
- Through Lounge/Diner & Conservatory
- Extended Breakfast Kitchen
- Private Garden & Detached Garage
- Energy Efficiency Rating - tbc

0121 709 3300

# 208 Stonor Road, Hall Green, Birmingham, B28 0QL

208 Stonor Road is a well presented, extended, "Dares built", traditional, semi detached residence having a spacious interior with a fabulous private garden, situated in a fabulous location close to local shops and amenities. In brief the property boasts gas central heating, UPVC double glazing and comprises; covered porch, entrance hall, through lounge/ dining room, extended breakfast kitchen, conservatory, three good sized bedrooms, boarded loft with ladder and storage cupboards, luxury refitted bathroom, established, mature, west facing garden, side garage, driveway parking. No Chain.

## APPROACH

The property is approached via a driveway enabling off-road parking and leads to a lawned foregarden and covered porch entrance to:-

## HALLWAY

Wood effect flooring, double panel radiator, ceiling spotlights, stairs rising to first floor landing, under stairs storage cupboard, doors to lounge/dining room and kitchen.

## THROUGH LOUNGE / DINER

27' 11" (8.5M) X 11' 10" (3.6M)

A spacious lounge / diner (formerly two reception rooms) with UPVC double glazed bay window to the front aspect, wood effect flooring, two ceiling light points, TV point, double panel radiator, two wall light points, wall-mounted contemporary electric fire place and bi-folding glazed French doors to:-



## CONSERVATORY / DINING ROOM

17' 5" (5.3M) X 10' 6" (3.2M) MAX

Ceramic tiled flooring, panelled radiator, ceiling light points, UPVC double glazed windows, UPVC double glazed doors lead to a raised decking area and steps to the garden.



## EXTENDED BREAKFAST KITCHEN

17' 5" (5.3M) X 10' 6" 8' 2" (2.5M)

A comprehensively fitted, modern, breakfast kitchen that opens up into the conservatory. The kitchen is fitted with range of maple wood effect wall and base units with contrasting granite effect roll top work surfaces, complementary ceramic tiling to splash prone areas, ceramic tiled flooring, integrated double oven, integrated Belling stainless steel five ring gas hob with canopy extractor fan/hood over, breakfast bar, integrated washing machine, integrated dishwasher, integrated fridge and freezer, additional fridge, stainless steel single drain sink unit with mixer tap over, ceiling light points.



## FIRST FLOOR

Original stained glass window to the side aspect, doors to bedrooms one, two, three and family bathroom, loft hatch with pull down ladder giving access to boarded loft with lighting and under eaves storage cupboards.

## BEDROOM ONE (FRONT)

16' 9" (5.1M) X 10' 10" (3.3M)

Fitted with a range of built-in wardrobes, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



## BEDROOM TWO (REAR)

11' 10" (3.6M) X 10' 10" (3.3M)

Ornamental radiator, ceiling light point, UPVC double glazed window to the rear aspect.

## BEDROOM THREE

8' 6" (2.6M) X 6' 11" (2.1M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

## FAMILY BATHROOM

A beautifully appointed refitted bathroom with contemporary white suite comprising low level flush WC, Corian hand wash basin and work top with storage cupboard below two vanity cupboards with mirrored doors, panel bath with thermostatic shower over, ceramic tiling to walls and floors, extractor fan, chrome towel radiator, obscure UPVC double glazed window to the rear aspect.



## OUTSIDE

### GARDEN

A raised decking and patio area leads to a well-established, private garden mainly laid to lawn with well stocked borders screened by privet hedges, gated access to the front of the property.

### SINGLE GARAGE

15' 1" (4.6M) X 7' 10" (2.4M)

Detached single garage with access from the front driveway.





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