



15 Stonor Road, Hall Green, B28 0QG

Price Guide **£225,000**

- Traditional Semi Detached Property
- Through Lounge/Dining
- Three Bedrooms
- Re-Fitted Family Bathroom
- Mature Southerly Facing Rear Garden
- Planning Permission for single Storey Extension
- Energy Performance Rating – D

0121 709 3300

15 Stonor Road, Hall Green, Birmingham B28 0QG

15 Stonor Road is a spacious traditional semi detached residence situated in a fabulous location close to local shops and amenities having a delightful garden with the benefit of planning permission for a single storey extension and permitted development for loft conversion. In brief the property has gas central heating UPVC double glazing and comprises, enclosed porch, entrance hall, through lounge/dining room, kitchen, three bedrooms, refitted bathroom, mature south facing garden, side garage/utility, driveway parking.

APPROACH

The property is set back behind a paved driveway that enables off road parking leading to an enclosed storm porch entrance that leads to:

ENTRANCE HALL

Wood effect flooring, single panel radiator, stairs rising to first floor landing, ceiling light point, under stairs storage cupboard, doors to lounge and kitchen.



THROUGH LOUNGE/DINER

27' 7" (8.4M) X 12' 6" (3.8M) MAX

Formerly two reception rooms with two ornamental fireplaces with coal effect gas fire, TV aerial point, two ceiling light points, two single panel radiators, wood effect flooring, two wall light points, UPVC double glazed bay window to front aspect, UPVC double glazed French doors to rear.

KITCHEN

10' 6" (3.2M) X 8' 6" (2.6M)

A range of wall and base units with co-ordinated roll top work surface over, stainless steel sink and drainer unit, space and plumbing for a dishwasher and washing machine, ceramic tiling to splash prone areas, integrated four ring gas hob, electric oven, extractor hood over, double glazed window to rear aspect, glazed door to covered utility/garage.



GARAGE/UTILITY

29' 10" (9.1M) X 8' 2" (2.5M)

Power supply and lighting, double doors to front, door to rear garden.



FIRST FLOOR LANDING

Loft access, stained glass window to side aspect, doors to all bedrooms, door to bathroom, single panel radiator, cupboard housing Vaillant combination central heating boiler.

BEDROOM ONE

15' 5" (4.7M) X 10' 6" (3.2M)

Double glazed window to front aspect, single panel radiator, ceiling light point.

BEDROOM TWO

11' 2" (3.4M) X 9' 6" (2.9M)

UPVC double glazed window to rear aspect, fitted wardrobes, single pane radiator, ceiling light point.

BEDROOM THREE

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

Double glazed window to front aspect, single panel radiator, ceiling light point.

BATHROOM

A refitted bathroom comprises low level flush wc, wash hand basin, panel bath with Trion thermostatic shower over, complementary ceramic tiling to floor and walls, chrome towel radiator, recess spot lights, two obscure double glazed windows to rear aspect..

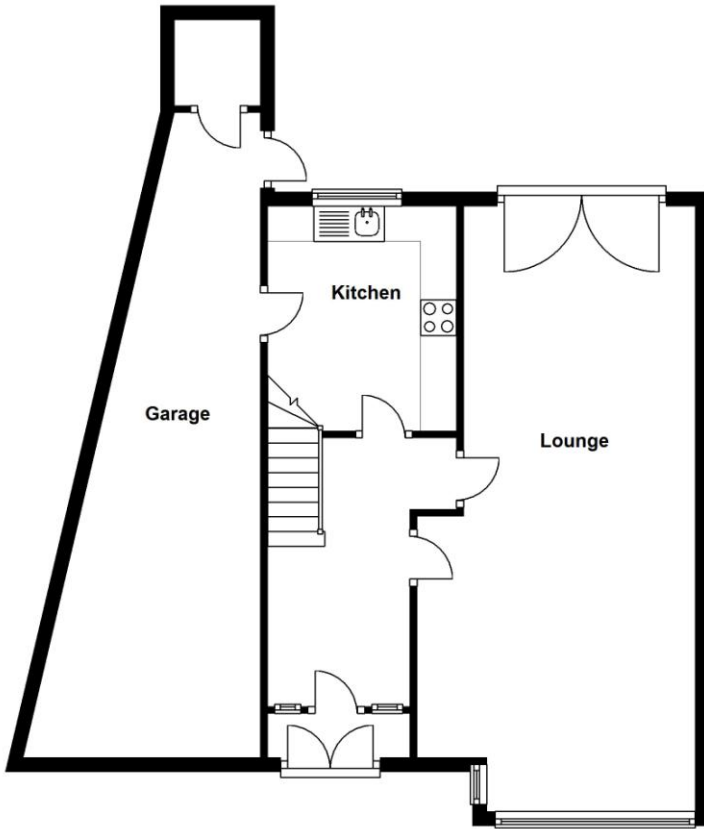
REAR GARDEN

A paved patio area leads to a mainly laid to lawn rear garden with shrubs and flowers to borders, hedgerow screening to perimeter, timber fencing to perimeter, timber shed to rear of garden.



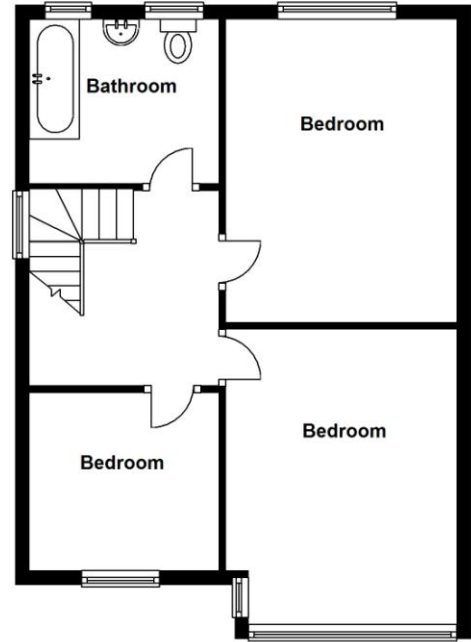
Ground Floor

Approx. 71.3 sq. metres (767.9 sq. feet)



First Floor

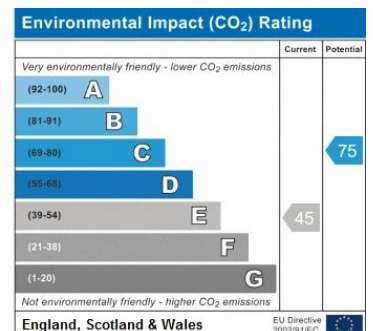
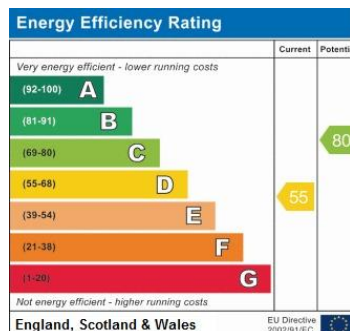
Approx. 48.6 sq. metres (522.7 sq. feet)



Total area: approx. 119.9 sq. metres (1290.5 sq. feet)



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