Bartleys
Estate Agents









531 Shirley Road, Hall Green, Birmingham B28 8QH

Price Guide £299,950

- Beautifully Presented Throughout
- Spacious Lounge
- Three Good Size Bedrooms
- Fitted Dining Kitchen
- No Chain
- Energy Efficiency Rating - E

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531 Shirley Road, Hall Green, Birmingham B28 8QH

531 Shirley Road is a beautifully presented, "Dares built", traditional, semi detached residence with a spacious interior with a well tended garden. The property is 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, lounge, Dining Kitchen, three good sized bedrooms, luxury refitted bathroom, off road parking. No Chain

APPROACH
Via a driveway enabling offroad parking leading to a covered storm porch entrance to:-

ENTRANCE HALL
Original Minton tiled floor, ceiling light point, single panel radiator, stairs rising to first floor landing with cupboard beneath housing Profit Combi boiler.

FRONT RECEPTION ROOM
14' 1" (4.3M) X 12' 6" (3.8M)
Reproduction Victorian fireplace with open hearth, double panel radiator, ceiling light point, original, large stained-glass bay window to the front aspect.

EXTENDED DINING KITCHEN
19' 0" (5.8M) X 12' 6" (3.8M)
A modern fitted kitchen comprises a range of cream gloss wall and base units with wood-effect roll top worksurfaces, stainless steel single drainer sink unit, integrated stainless steel gas hob and electric oven with extractor fan over, integrated fridge and freezer, space for washing machine, wood-effect flooring, double panel radiator, two ceiling light points, UPVC double glazed window to the rear and French doors to rear garden.







FIRST FLOOR
Original stained glass window, doors to bedroom one, bedroom two, bedroom three and bathroom.



BEDROOM ONE (FRONT)
14' 5" (4.4M) X 11' 10" (3.6M)
Ceiling light point, single panel radiator, large original stained-glass bay window to the front aspect.

BEDROOM TWO (REAR)
11' 10" (3.6M) X 11' 10" (3.6M)
Ceiling light point, single panel radiator, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)
9' 2" (2.8M) X 6' 11" (2.1M)
Single panel radiator, ceiling light point, original stained-glass window to the front aspect.

REFITTED BATHROOM
Modern white three-piece suite comprises low-level flush WC, pedestal hand wash basin, panel bath with thermostatic shower unit, complementary tiling to splash prone areas and floor, chrome towel radiator, ceiling light point, obscure UPVC double glazed window to the rear aspect and obscure single glazed window to the side aspect.



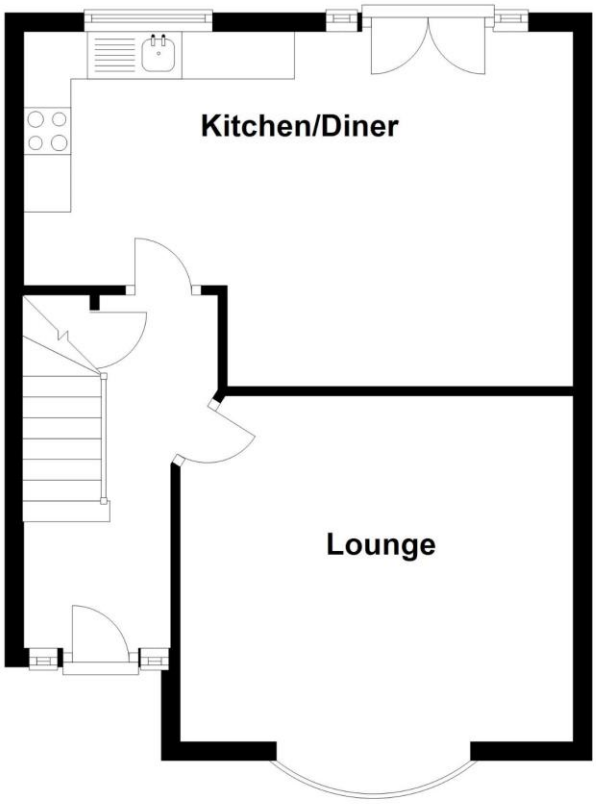
REAR GARDEN
The garden enjoys a reasonably private aspect with a paved patio / dining area, leading to a garden that is mainly laid to lawn with borders ready for planting. There is an outside light and water supply

TENURE
We have been advised that the property is Freehold. This is subject to solicitor verification.



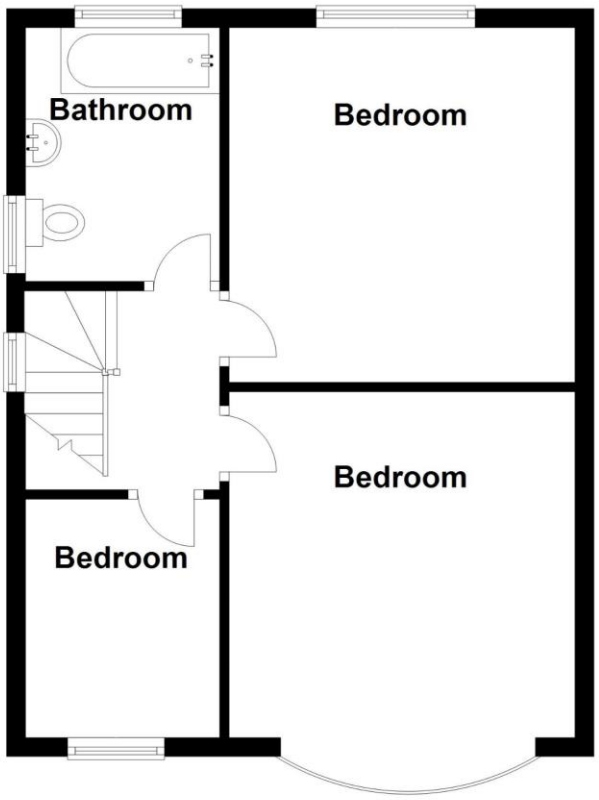
Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



First Floor

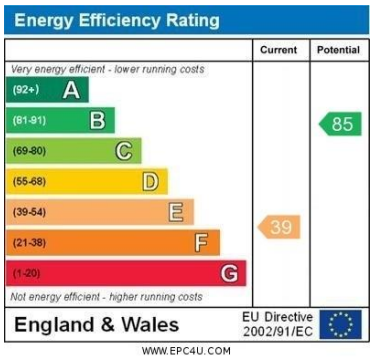
Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.4 sq. feet)

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