



155 Stonor Road, Hall Green,
Birmingham, B28 0QW

Price Guide **£225,000**

- "Dares built" Semi Detached on Corner Plot
- Two Reception Rooms
- Extended Breakfast Kitchen
- Three Good Sized Bedrooms
- Side Garage
- Energy Efficiency Rating – D

0121 709 3300

155 Stonor Road, Hall Green, Birmingham, B28 0QW

155 Stonor Road is a well presented extended corner plot "Dares built" traditional semi detached residence situated in a fabulous location close to local shops and amenities having a spacious interior with a fabulous large garden. In brief the property boasts gas central heating UPVC double glazing and comprises, enclosed porch, entrance hall, dining room, lounge, extended breakfast kitchen, three bedrooms, refitted bathroom, mature garden, side garage, driveway parking.

APPROACH

Via a block paved driveway that enables off road parking for several vehicles on a corner plot leading to a garage and lawned foregarden with dwarf retaining brick wall, UPVC double glazed enclosed storm porch.

HALL

Telephone point, double panel radiator, stairs rising to first floor landing, under stairs storage cupboard, door to both reception rooms, door to kitchen.

FRONT RECEPTION

15' 1" (4.6M) X 11' 6" (3.5M)

Ornamental fireplace surround with electric fire, TV aerial point, two wall light points, ceiling point, UPVC double glazed window to front aspect.

REAR RECEPTION

12' 6" (3.8M) X 11' 6" (3.5M)

Ornamental open fireplace with log effect gas fire, single panel radiator, ceiling light point, TV aerial point, UPVC French door to rear garden.

L-SHAPED EXTENDED KITCHEN

15' 5" (4.7M) MAX X 15' 1" (4.6M) MAX

A modern re-fitted kitchen comprises a range of wall and base units with co-ordinated roll top work surface over, complementary tiling to splash prone areas, integrated four ring gas hob with concealed extractor fan over, double oven, space and plumbing for washing machine and dryer, stainless steel sink and drainer unit, single panel radiator, double panel radiator, breakfast bar, two ceiling light points, UPVC double glazed window to rear aspect, door to garden.



FIRST FLOOR LANDING

Obscure glazed picture window, loft access, doors to all bedrooms, door to bathroom.

BEDROOM ONE

15' 1" (4.6M) X 10' 10" (3.3M)

UPVC double glazed bay window to front aspect, single panel radiator, ceiling light point.



BEDROOM TWO

12' 2" (3.7M) X 10' 10" (3.3M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.

BEDROOM THREE

8' 2" (2.5M) X 6' 11" (2.1M)

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

BATHROOM

A modern suite comprises three piece suite of low level flush wc, pedestal wash hand basin, panel bath, Triton thermostatic shower over, complementary ceramic tiling to splash prone areas, towel cupboard, double panel radiator, ceiling light point, UPVC double glazed windows to rear and side aspects.



GARDEN

A full width paved patio area leads to a mostly laid to lawn rear garden, conifer trees, shrubs and plants to borders, timber fencing to perimeter, access to front and hardstanding through gateway.

GARAGE

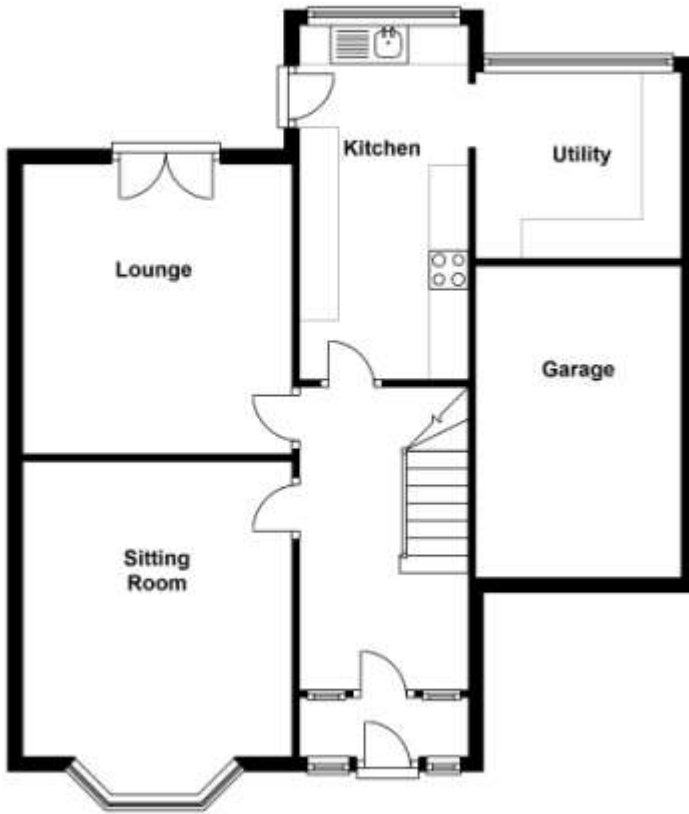
12' 6" (3.8M) X 8' 10" (2.7M)

Up and over door, combination central heating boiler, power supply and lighting, door to greenhouse.



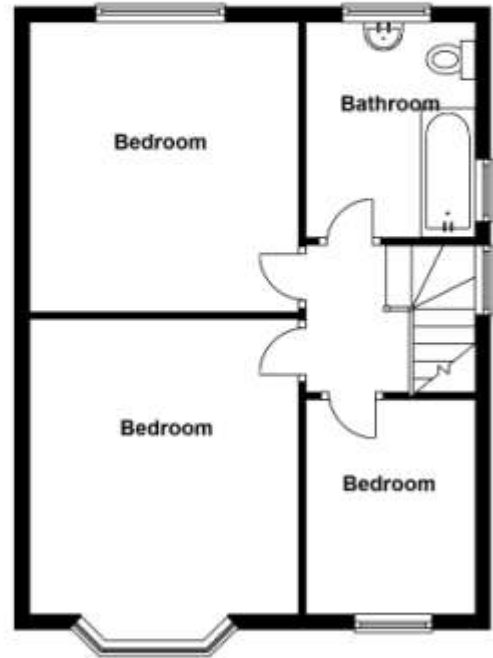
Ground Floor

Approx. 66.2 sq. metres (713.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.0 sq. feet)



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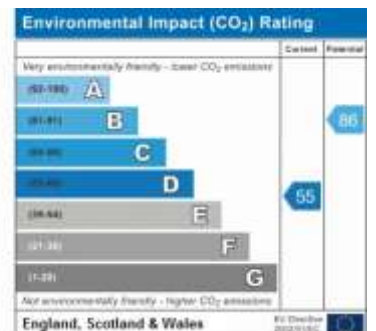
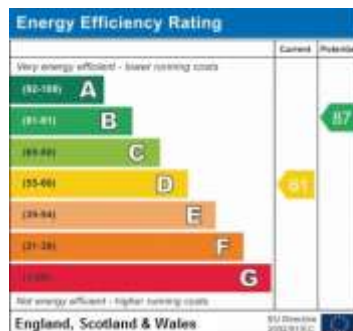
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