



WARWICK GARDENS, HALL GREEN, BIRMINGHAM, B28 0BQ  
ASKING PRICE OF £325,000



- »X Three Bedroom Semi Detached
- »X Originally Built By Damson Homes
- »X No Upward Chain

- »X Early Viewing Essential
- »X Spacious Entrance Hall
- »X Lounge/Diner

- »X Breakfast Kitchen
- »X Ensuite Shower Room & Family Bathroom
- »X Off Road Parking

## PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location, an ideal opportunity to purchase this three bedroom semi-detached originally built by Damson Homes in 2010. The property offers spacious accommodation and benefits from gas central heating, double glazing and briefly comprises of: canopy porch, spacious entrance hall with porcelain tiled floor, WC, fitted breakfast kitchen, lounge/diner, three good sized bedrooms, ensuite shower room, family bathroom, off road parking and east facing rear garden.

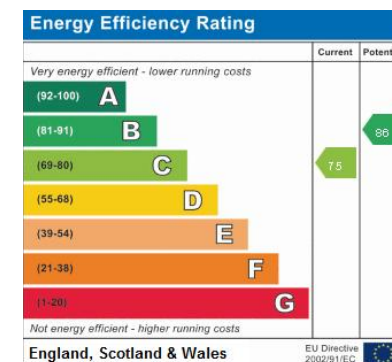
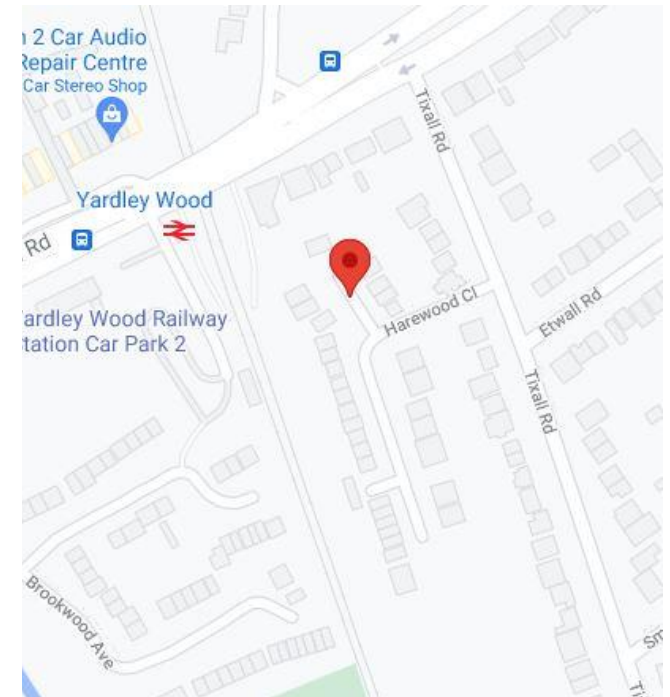
## PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

- COUNCIL TAX** Band D
- TENURE** Freehold
- SERVICES** Water meter, mains gas, electricity and sewers
- GARDEN** East facing

## ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, and all carpets and blinds.



## **FIRST FLOOR**

### **BEDROOM ONE**

13' 1" x 11' 3" (max) (4.00m x 3.45m)

### **ENSUITE**

### **BEDROOM TWO**

10' 9" x 10' 4" (3.29m x 3.17m)

### **BEDROOM THREE**

10' 10" x 7' 7" (3.31m x 2.33m)

### **BATHROOM**

### **OUTSIDE THE PROPERTY**

### **OFF ROAD PARKING**

### **EAST FACING REAR GARDEN**

### **CANOPY PORCH**

### **ENTRANCE HALL**

### **LOUNGE/DINER**

18' 5" x 12' 8" (5.62m x 3.88m)

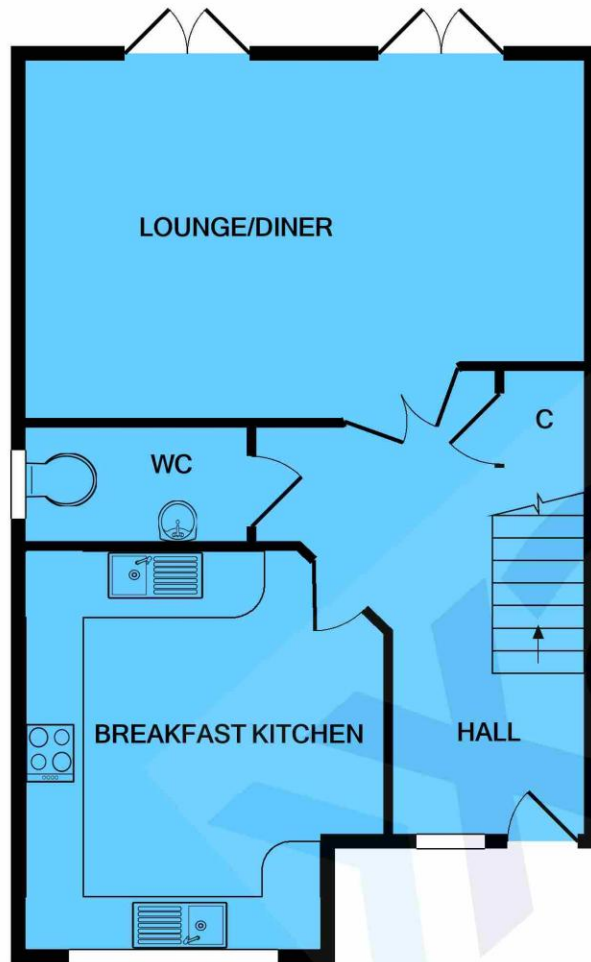
### **BREAKFAST KITCHEN**

13' 5" x 11' 2" (max) (4.11m x 3.42m)

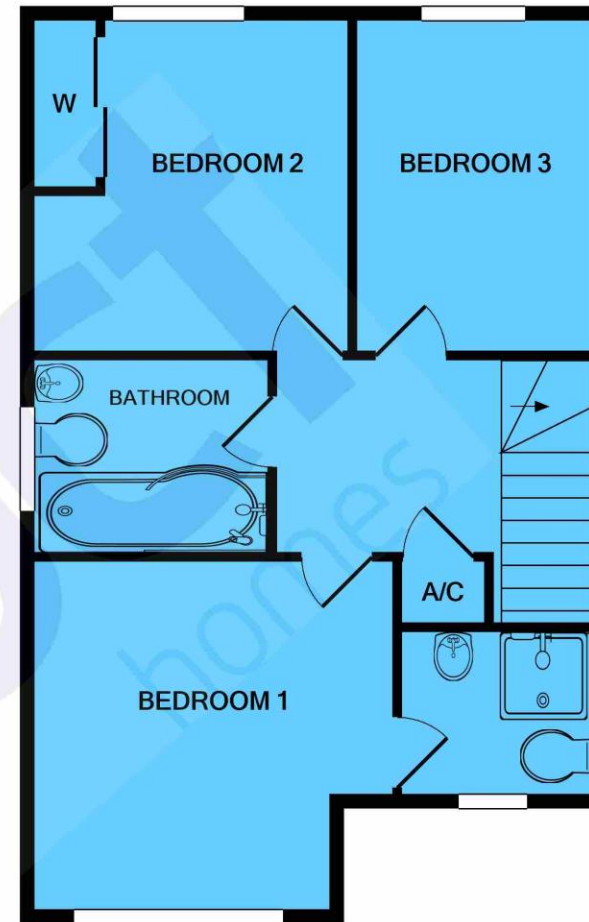
### **WC**







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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