



## Russell Road

Hall Green, Birmingham, B28 8SE

- An Extended Mid-Terrace Period Property
- Six Bedrooms
- Sitting Room, Through Lounge Diner & Extended Kitchen
- Three Bathrooms

**Offers Over £360,000**

EPC Rating TBC

Current Council Tax Band C







## Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to canopy porch with UPVC double glazed front door leading into

### Enclosed Porch

With laminate flooring, alarm control panel, lighting and obscure glazed hardwood door leading through to

### Entrance Hallway

With ceiling light points, radiator, laminate flooring, stairs leading to the first floor accommodation, dado rail and doors leading off to

### Through Lounge Diner

### Dining Area to Rear

12' 1" x 10' 9" (3.7m x 3.3m) With double glazed window to rear elevation, radiator, laminate flooring, ceiling light point with decorative rose, coving to ceiling and door to hallway



#### **Lounge to Front**

14' 5" into bay x 12' 5" (4.4m x 3.8m) With double glazed bay window to front elevation, two radiators, ceiling light point, coving to ceiling, laminate flooring and gas fireplace with marble hearth and wooden surround

#### **Sitting Room**

15' 5" x 10' 2" (4.7m x 3.1m) With double glazed window to side elevation, window to kitchen, radiator, ceiling light point, laminate flooring and door leading into

#### **Extended Kitchen to Rear**

14' 9" x 9' 2" (4.5m x 2.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary Quartz work surfaces and matching upstands, inset Belfast style sink and drainer unit with mixer tap, tiling to splashback areas, space for large multi-fuel range style cooker, space and plumbing for dishwasher, space for fridge freezer, tiled flooring, radiator, ceiling strip light, two double glazed windows to side, obscure double glazed door leading out to the rear garden and door leading through to

#### **Utility Room**

9' 2" x 4' 11" (2.8m x 1.5m) With wall and base units, laminate work surfaces, sink and drainer unit with mixer tap, obscure double glazed window to side, space and plumbing for washing machine, radiator, tiled flooring, ceiling light point, wall mounted Worcester Bosch boiler and door leading into



#### **Ground Floor Guest Shower Room**

9' 2" x 4' 3" (2.8m x 1.3m) Being fitted with a three piece white suite comprising double shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin, obscure double glazed window to side, tiling to walls and floor, extractor, radiator and ceiling light point

#### **Accommodation on the First Floor**

##### **Landing**

With stairs leading to the second floor accommodation, two ceiling light points, dado rail and doors leading off to



##### **Bedroom One to Front**

12' 5" x 11' 5" (3.8m x 3.5m) With double glazed window to front elevation, radiator and ceiling light point

##### **Bedroom Two to Rear**

12' 9" x 12' 1" (3.9m x 3.7m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes with mirrored sliding doors

##### **Bedroom Three to Rear**

12' 1" x 10' 2" (3.7m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point

##### **Bedroom Front to Front**

9' 2" x 6' 6" (2.8m x 2.0m) With double glazed window to front elevation, radiator and ceiling light point







### Family Bathroom

7' 2" x 7' 2" (2.2m x 2.2m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to walls, radiator and ceiling light point

### Separate WC

With obscure double glazed window to side, low flush WC, wall mounted sink, radiator, tiling to half height and ceiling light point

### Accommodation on the Second Floor

#### Landing

With ceiling light point and doors leading off to

#### Bedroom Five to Front

18' 4" x 8' 10" (5.6m x 2.7m) With two Velux windows to front elevation, radiator and ceiling light point

#### Bedroom Six to Rear

11' 9" x 11' 5" (3.6m x 3.5m) With double glazed window to rear elevation, radiator and ceiling light point

#### Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and wall mounted sink, obscure double glazed window to rear, tiling to walls and floor, radiator and ceiling light point

### West Facing Rear Garden

Being mainly laid to lawn with side gate access to front, paved patio, timber shed, fencing to boundaries and shrubby borders

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C

