

FOR SALE



Shirley Road, Hall Green

3 Bedrooms, 2 Bathroom, Semi-Detached House

£295,000

MARTIN&CO



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£295,000

OVERVIEW Requiring some updating this deceptively spacious and extended semi detached is conveniently located close to Robin Hood Island in Hall Green. Being offered with No Upward Chain the ideal family accommodation includes entrance hall, open plan lounge/dining room, rear sitting room, kitchen with rear utility room/w.c., three generous sized bedrooms and bathroom. At rear is an enclosed rear garden with potential access to rear vehicular driveway.

GROUND FLOOR

- Extended Three Bedroom Semi Detached
- Lounge/Dining Area
- Rear Sitting Room
- Kitchen with Separate Utility/W.C
- No Upward Chain

ENTRANCE HALL having timber entrance door to the front, radiator, understairs storage area and stairs to the first floor.

LOUNGE/DINING AREA

LOUNGE AREA 13' 8" into bay x 11' 6" (4.19m x 3.53m) having brick fireplace with raised hearth, double glazed bay window to the front, coved ceiling and radiator. Archway to:-

DINING AREA 13' 6" x 10' 11" (4.14m x 3.34m) with radiator, window to rear and coved ceiling.

KITCHEN 8' 11" x 6' 5" (2.73m x 1.97m) having fitted base and wall units with roll edge worksurfaces and tiled splashbacks, having inset single drainer sink unit, gas cooker point, wall mounted gas central heating boiler and double glazed window at side.



SITTING ROOM 15' 1" x 8' 4" (4.60m x 2.56m) with coved ceiling, radiator, double glazed window at rear, range of built in storage cupboards, door to side access and further glazed door to:-



UTILITY AREA 8' 11" x 7' 9" (2.74m x 2.37m) with roll edge work surfaces having wash basin inset, plumbing for washing machine, windows to side and rear with glazed door to garden. There is low level w.c off.

OUTSIDE To the rear is an enclosed low maintenance garden with terrace, shrubbery bed inset and garden area to the rear with potential access to rear driveway.

FIRST FLOOR

LANDING with access to loft space and off which leads:-

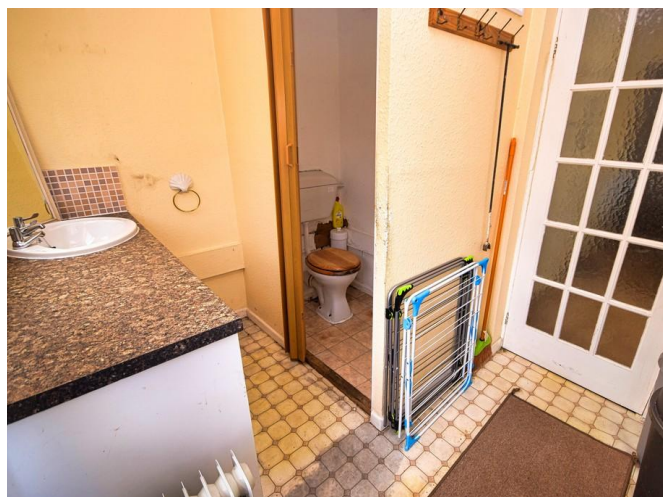
TENURE We are advised by the vendor that the property is FREEHOLD (subject to verification by your solicitor).

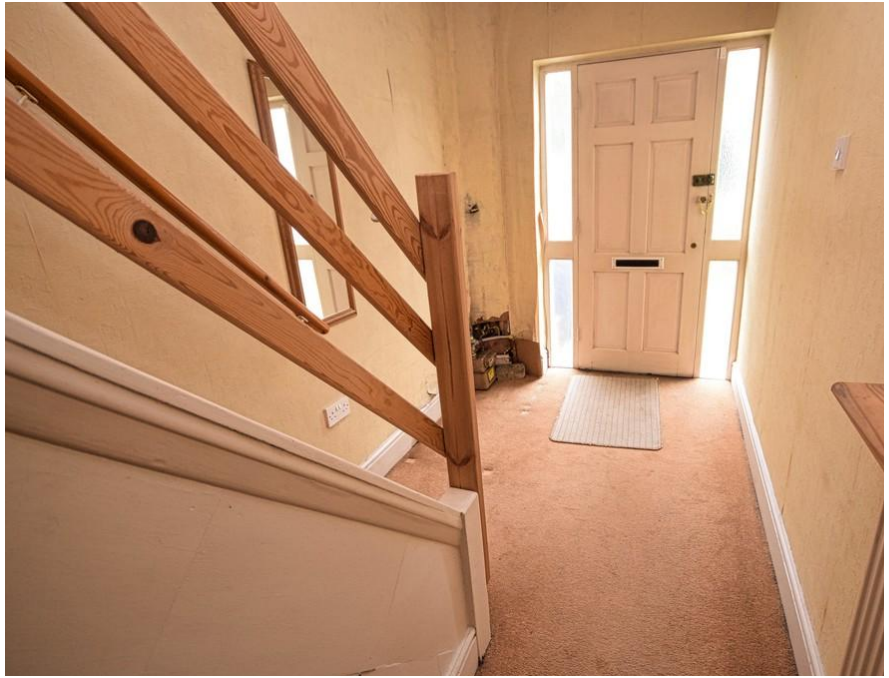
BEDROOM ONE 14' 6" x 11' 2" (4.44m x 3.42m) with double glazed bay window at front.

BEDROOM TWO 12' 3" x 11' 0" (3.75m x 3.37m) with double glazed window at rear.

BEDROOM THREE 9' 0" x 6' 5" (2.75m x 1.98m) having double glazed window to the rear.

BATHROOM fitted with panelled bath, pedestal wash hand basin, low level w.c., double glazed window to the rear, radiator and Airing Cupboard off.





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For Illustrative Purposes Not to Scale



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