

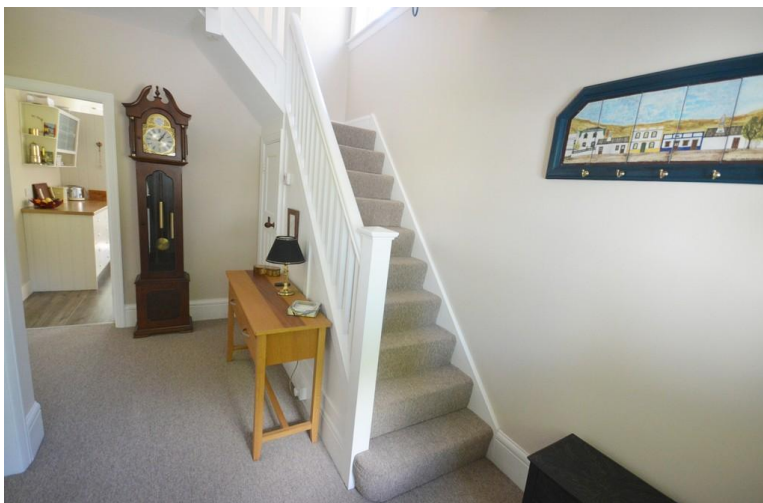


Tixall Road
Hall Green, Birmingham, B28 0RT

- A Stunning Restored Three Storey Family Home
- Four Good Size Bedrooms
- Two Reception Rooms, & Sun Room
- Extended Kitchen Breakfast Room

Offers Over
£399,950
EPC Rating '57'





Property Description

The property is set back from the road behind a tarmac driveway providing ample off road parking extending to original garage and feature canopy porch with art deco front door leading through to

Welcoming Entrance Hall

With spindle balustrade staircase leading to the first floor accommodation with under-stairs store cupboard providing clocks storage, ceiling smoke alarm, wall mounted radiator and original doors radiating off to

Reception Room One to Front

13' 7" x 16' 9" into bay (4.14m x 5.11m) With UPVC double glazed bay window to front elevation, wall mounted radiator, feature art deco fire surround and coving to ceiling



Reception Room Two to Rear

15' 4" x 11' 2" (4.67m x 3.4m) With tiled art deco fire surround, ceiling light point, French doors leading through to garden room and wall mounted radiator

Extended Kitchen Breakfast Room to Rear

12' 5" x 19' 9" (3.78m x 6.02m) Being fitted with a range of John Lewis Hungerford shaker style base and wall units with butcher block style roll top work surface and oak breakfast bar, integrated wine rack, four ring Neff gas hob set below Neff combination light and extractor, ceramic drainer sink unit with mixer tap, integrated 70/30 Neff fridge freezer, eye level double Neff oven, bespoke larder unit, solid fuel burner with tiling to hearth, contemporary vertical radiator, UPVC double glazed window to rear elevation and feature UPVC double glazed bay window to side elevation



Sun Room

11' 6" x 7' 9" (3.51m x 2.36m) With reinforced glazed roof, feature leaded windows overlooking the rear garden and ceiling light point

Accommodation on the First Floor

Landing

With original leaded window to side elevation, ceiling light point, ceiling smoke alarm, staircase leading to the second floor accommodation and original panelled doors radiating off to



Bedroom One to Front

17' 5" x 13' 7" (5.31m x 4.14m) With UPVC double glazed bay window to front elevation with leaded lights above, wall mounted radiator, original feature fireplace and ceiling light point

Bedroom Two to Rear

14' 2" x 11' 2" (4.32m x 3.4m) With UPVC double glazed window to rear elevation, feature fire surround with tiled inset, wall mounted radiator and ceiling light point



Bedroom Three to Rear

11' 5" x 10' 10" (3.48m x 3.3m) With double glazed window to rear elevation, wall mounted radiator, feature cast fire surround and ceiling light point

Refitted Family Bathroom to Front

Being refitted with a three piece white suite comprising panelled P-shaped bath with Hansgrohe shower over and glazed screen, close coupled WC and pedestal wash hand basin, obscure double glazed window to front elevation, tiling to walls and floor and chrome effect heated towel rail



Accommodation on the Second Floor Landing

With spindle balustrade, feature Velux window, tongue and groove effect door to shower room and further door to

Bedroom Four

13' 7" x 14' 5" (4.14m x 4.39m) With double glazed window providing superb views to rear garden, wall mounted radiator, feature recess to eaves, inset down lighters and additional storage to eaves

En-Suite Shower Room to Rear

Being fitted with a three piece white suite comprising large walk-in shower cubicle, close coupled WC and pedestal wash hand basin, chrome effect heated towel rail, double glazed window to rear elevation and complementary tiling to water prone areas

Large Rear Garden

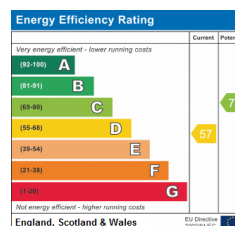
Being mainly laid to lawn being edged with paved pathways, slabbed seating area with natural pond, feature doors from patio leading to cellar providing storage, additional door to side cellar, mature trees and pathway extending to further grassed area and log store and double opening timber doors to garage

Original Garage

16' 2" x 7' 5" (4.93m x 2.26m) Original red brick steps lead down from sun room to garden which is mainly laid to lawn being edged with paved pathways, slabbed seating area with pond and mature apple tree. Cellar storage areas, log store and double opening timber doors to garage.

Tenure

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



Total area: approx. 175.6 sq. metres (1889.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements