



**Stonerwood
Avenue**

BIRMINGHAM

**Offers Over
£425,000**



4 Bedroom Semi Detached House

Features.

- FOUR BEDROOMS
- MAIN BATHROOM AND DOWNSTAIRS SHOWER ROOM
- LOUNGE, SITTING ROOM AND CONSERVATORY
- KITCHEN
- UTILITY/STORAGE AREA
- GOOD SIZED REAR GARDEN
- DRIVEWAY AND GARAGE
- POTENTIAL TO EXTEND (STPP)

Description.

A spacious four bedroom semi detached house offered with two reception rooms plus a conservatory, main bathroom and downstairs shower room, good sized south facing rear garden, garage and driveway situated in a popular area of Hall Green, Birmingham.

The accommodation which boasts feature bay windows throughout, in brief, features:- Driveway providing Off Road Parking and Garage, Hallway, Sitting Room with Open Fire, Lounge with Multi-Fuel Burner, Breakfast Kitchen with Integrated Dishwasher and Belfast Sink, Conservatory, Downstairs Shower Room, Lean To/Utility and Storage Area with Access to Garage, Stairs to First Floor Landing, Master Bedroom with In-Built Storage, Double Bedroom Two with In-Built Storage, Bedroom Three with Fitted Wardrobe, Spacious Main Bathroom and Further Stairs to Loft Conversion/Double Bedroom Four.

Outside the property enjoys a good sized south facing rear garden, approx. 120 ft in length, with initial paved patio leading onto lawns with well stocked borders, hardstanding's currently housing 2 x sheds (one with power), to fenced and hedged boundaries.

Hall Green is a vibrant town offering a selection of shopping and eating facilities, plus easy access for commuters into Birmingham City Centre via Hall Green Train Station. Nearby, is also Solihull Town Centre with a number of amenities, shops, eateries and the Touchwood Shopping Mall.



Room Dimensions.

Hall

Lounge: 14' 7" x 11' 3" (4.45m into the bay x 3.45m)

Sitting Room: 14' 11" x 11' 3" (4.55m into the bay x 3.45m)

Kitchen: 15' 7" x 9' 8" (4.77m x 2.95m) max

Conservatory: 16' 1" x 11' 2" (4.92m x 3.42m)

Shower Room: 5' 2" x 4' 7" (1.60m x 1.40m)

Lean To:

Garage: 18' 2" x 7' 5" (5.55m x 2.28m)

Stairs To First Floor Landing

Master Bedroom: 14' 7" x 11' 3" (4.45m into the bay x 3.43m)

Bedroom Two: 12' 1" x 11' 3" (3.70m into the bay x 3.43m)

Bedroom Three: 8' 7" x 6' 6" (2.62m x 2.00m)

Bathroom: 9' 6" x 8' 7" (2.90m x 2.62m) max

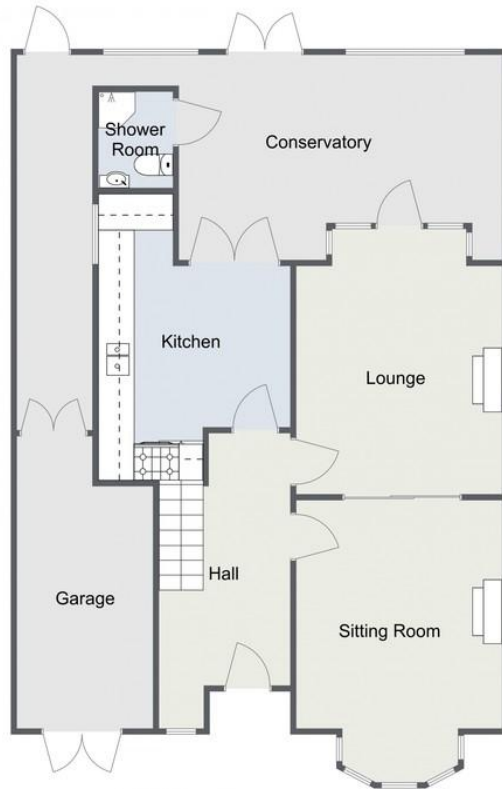
Stairs To Second Floor Landing

Bedroom Four: 15' 7" x 13' 1" (4.75m x 4.00m) max



Stonerwood Avenue, Birmingham

Ground Floor



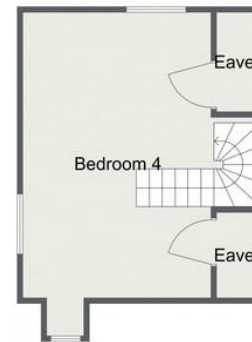
Total Area Approx:
159.7 sq metres (1719 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

First Floor



Second Floor



EPC: D

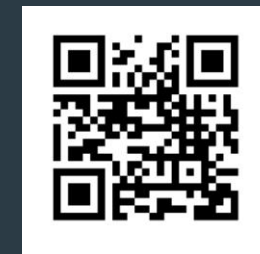
COUNCIL TAX BAND: D

TENURE: Freehold

For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

Alternatively, you can scan below to view all of the details of this property online.



Please read the following: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute a contract or part of a contract in any way. We are not surveyors or conveyancing experts therefore we cannot and do not comment on the condition, issues relating to title or other legal issues that may affect this property. Interested parties should employ their own professionals to make enquiries before carrying out any transactional decisions. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The mention of any fixtures, fittings and/or appliances does not imply that they are in full efficient working order and they have not been tested. All dimensions are approximate. We are not liable for any loss arising from the use of these details.

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