



Etwall Road
BIRMINGHAM

Offers Over
£350,000



Three Bedroom Semi-Detached House

Features.

- THREE BEDROOMS
- GOOD-SIZED LOUNGE/DINER
- ATTRACTIVE KITCHEN
- CONSERVATORY
- EXTENSIVE SOUTH-FACING REAR GARDEN
- DRIVEWAY AND GARAGE
- APPROVED PLANNING FOR 6M EXTENSION

Description.

A particularly well presented three bedroom semi-detached house, offered with a large reception room, attractive kitchen, extensive south-facing rear garden, off road parking with a garage and potential to extend with approved planning permission in place for a 6 metre extension, situated in Hall Green, Birmingham.

The accommodation, in brief, features:- Driveway providing Off Road Parking with Access to Garage; Secure Porch; Hall; Generous Lounge/Diner with Bay Window to Front Aspect and Sliding Patio Door to Conservatory with Door providing Access to Rear Garden; Attractive Kitchen with Ceramic Sink and French Doors to Conservatory; Utility Room; Downstairs WC; Stairs to First Floor Landing; Master Bedroom with Bay Window and Fitted Wardrobes; Double Bedroom Two; Bedroom Three; and Family Bathroom with both Bath and separate Shower Enclosure.

In addition, the property benefits from having a boarded loft with pull down ladder.

Outside, the property enjoys an extensive south-facing rear garden, which would afford the approved plans for a 6m extension, currently with a paved patio and lawn with planted beds to fenced 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.

Porch

Hall

Lounge/Diner: 25' 7" x 10' 10" (7.80m x 3.32m)

Conservatory: 10' 10" x 6' 3" (3.32m x 1.92m)

Kitchen: 17' 2" x 6' 3" (5.25m x 1.92m)

Utility Room: 17' 2" x 7' 10" (5.25m x 2.40m) max

Downstairs WC

Garage: 16' 8" x 7' 10" (5.10m x 2.40m)

Stairs To First Floor Landing

Master Bedroom: 14' 9" x 10' 7" (4.50m into the bay x 3.23m)

Bedroom Two: 13' 10" x 10' 11" (4.22m x 3.33m) max

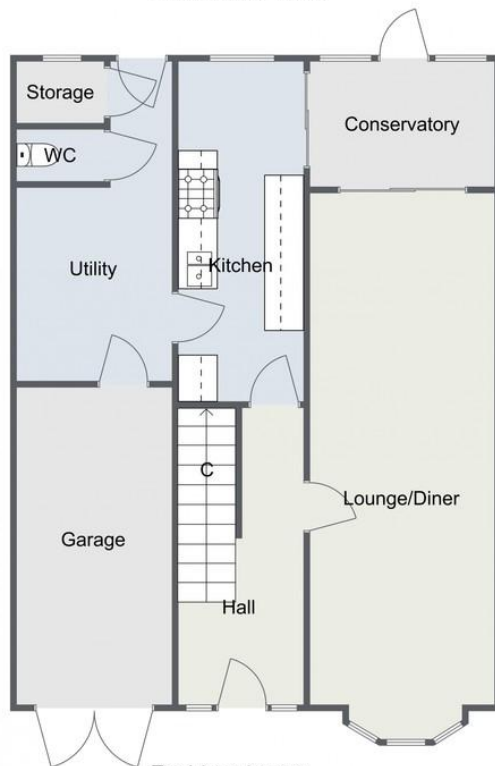
Bedroom Three: 8' 3" x 6' 9" (2.52m x 2.08m)

Bathroom: 10' 2" x 6' 2" (3.10m x 1.90m)



Etwall Road, Birmingham

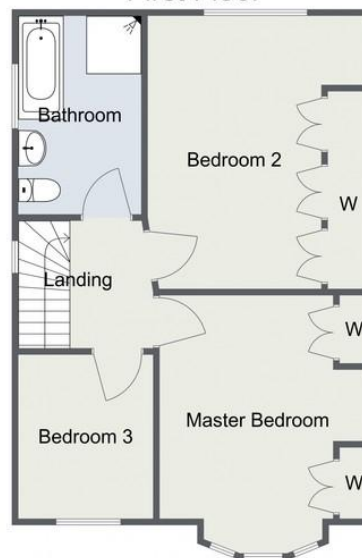
Ground Floor



Total Area Approx:
117.1 sq metres (1260 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



EPC: D

COUNCIL TAX BAND: C

TENURE: Freehold

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

0121 745 5888

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



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