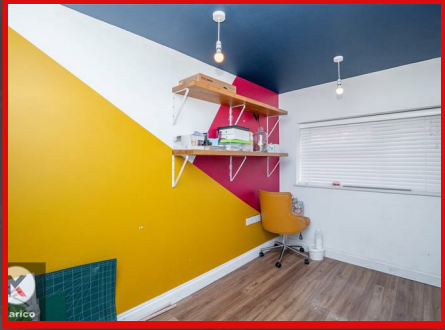


Egginton Road, Hall Green



Offers Over £310,000

Egginton Road, Hall Green

- CHAIN FREE!
- 3 Bedrooms
- Off-Road Parking
- Conservatory
- 2 Reception Rooms
- Semi-Detached
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

Nestled on the charming Egginton Road in Birmingham, this delightful semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. Spanning an impressive 1,146 square feet, the property boasts three well-proportioned bedrooms, providing ample room for relaxation and rest.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The addition of a conservatory, complete with electric power, enhances the living space, allowing for year-round enjoyment of the lovely garden views. This versatile area can serve as a sunlit retreat or a vibrant playroom for children.

The property features a well-maintained bathroom, ensuring convenience for the whole family. Outside, the nice garden offers a tranquil escape, ideal for summer barbecues or simply unwinding in the fresh air. With parking available for two vehicles, this home caters to the practical needs of modern living.

Built between 1930 and 1939, this house retains a sense of character while providing the spaciousness that families desire. Whether you are looking to settle down in a friendly neighbourhood or seeking a property with potential for personalisation, this home on Egginton Road is a wonderful opportunity not to be missed.

Directions

Reception

3.31m x 3.24m (10'10" x 10'8")

Double glazed bay window to front, wood flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Living Room

3.73m x 4.11m (12'3" x 13'6")

Double glazed door to rear, wood flooring, chimney breast, gas fireplace, ceiling light, skirting, wall mounted radiator

Study/Office

3.23m x 2.02m (10'7" x 6'8")

Double glazed window to front, wood flooring, wall mounted radiator, skirting, ceiling light

Conservatory

3.80m x 3.29m (12'6" x 10'10")

Double glazed window Throughout, laminate flooring, door to garden, door to kitchen, electric power, ceiling light

Kitchen

3.90m x 2.03m (12'10" x 6'8")

Double glazed window to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan

Utility

1.74m x 2.02m (5'9" x 6'8")

Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods

Bedroom 1

3.67m x 3.58m (12'0" x 11'9")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.31m x 2.00m (10'10" x 6'7")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.12m x 2.31m (6'11" x 7'7")

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

1.68m x 2.49m (5'6" x 8'2")

Privacy double glazed window to rear, laminate flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan

WC

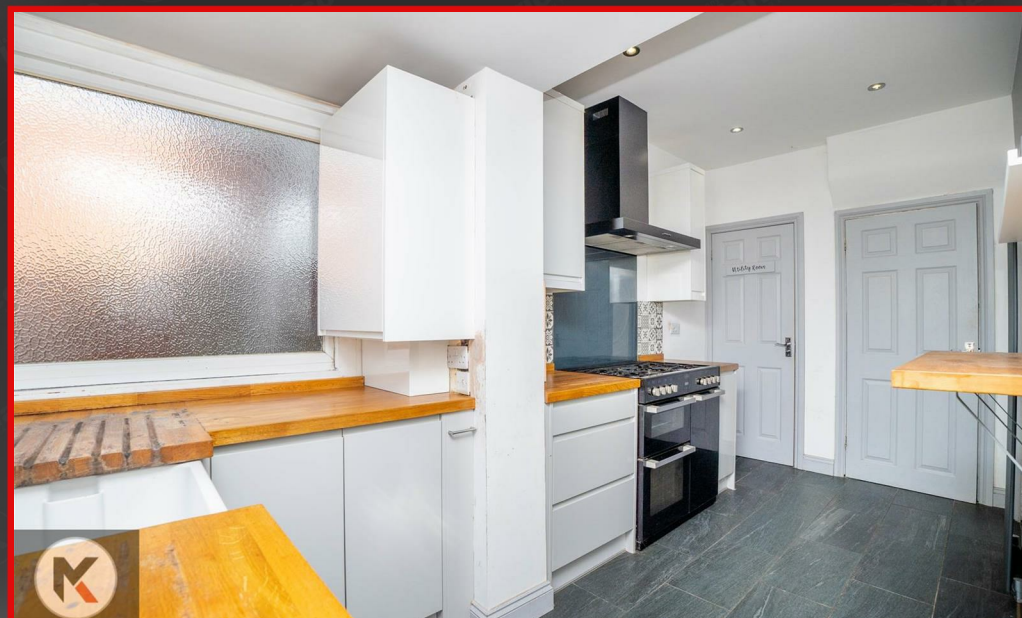
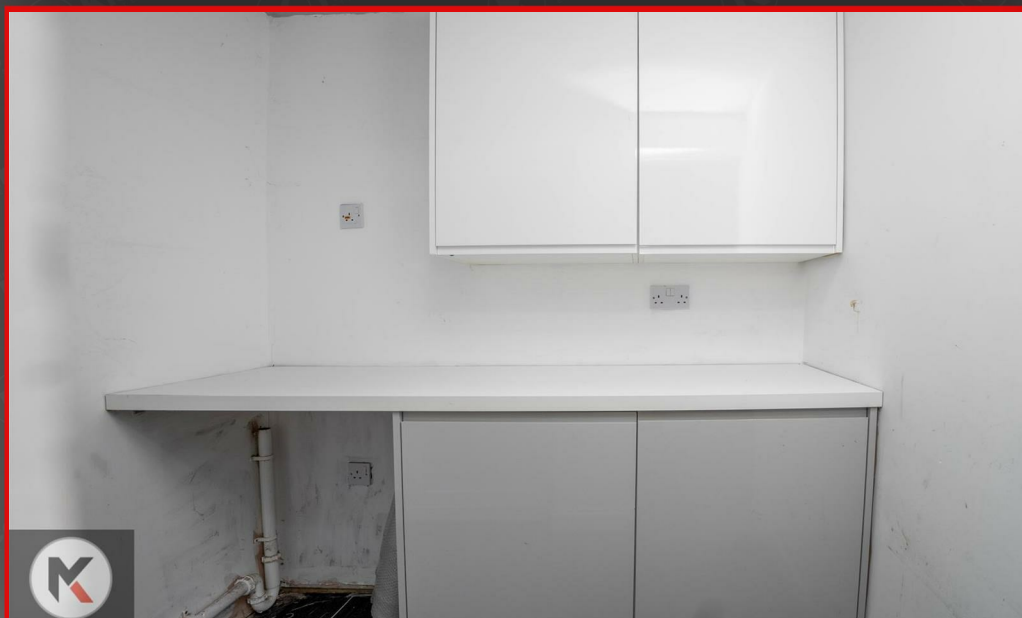
Double glazed window to rear, laminate flooring, toilet, ceiling light, extractor fan, wall mounted radiator

Garden

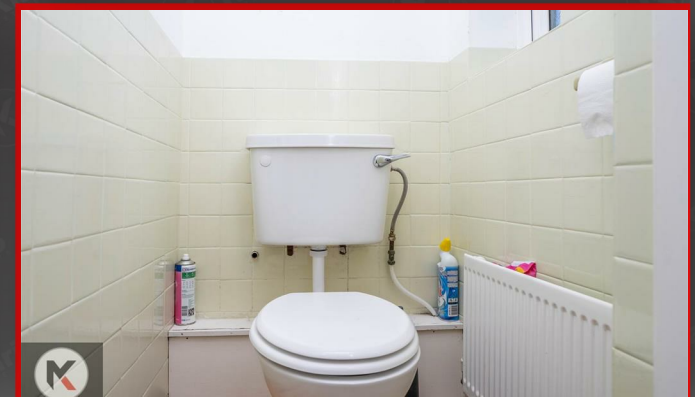
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, out building



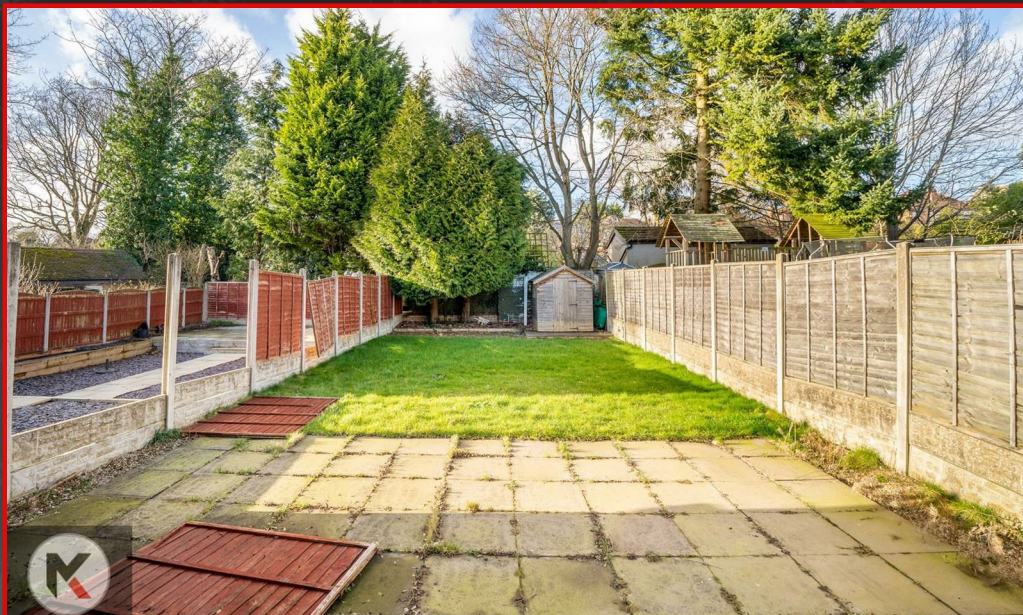
Egginton Road, Hall Green

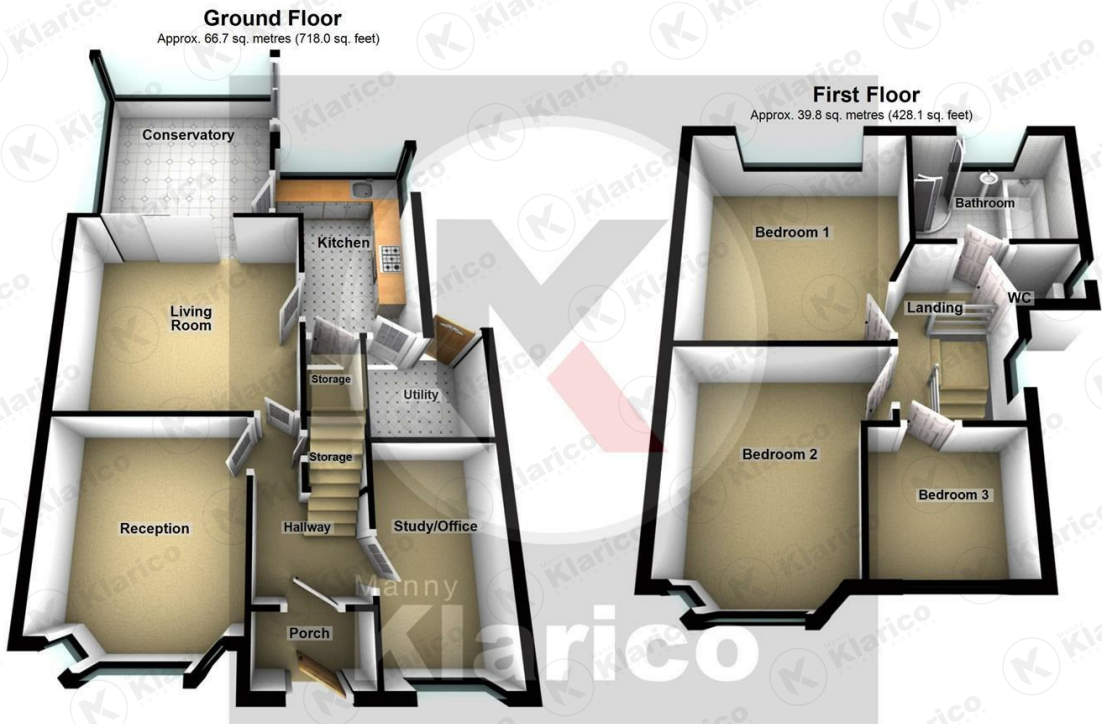


Egginton Road, Hall Green



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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