



£310,000 Offers In Excess Of
Stratford Road, Hall Green, Birmingham, B28 9HS
Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

www.blackandgolds.co.uk



Step Inside

Key Features

- Three Bedroom Property
- Semi Detached
- Open Plan Kitchen/Family Room
- Off Road Parking
- Good Size Rear Garden
- Loft Room
- Popular Location
- Double Glazing
- Viewings Recommended
- Living Room

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom semi-detached residence on Stratford Road, Hall Green. Viewings are Highly Recommended.

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this three bedroom semi-detached residence on Stratford Road, Hall Green. Viewings are Highly Recommended.

PROPERTY LOCATION

Hall Green is a highly desirable residential area known for its convenience and popularity. Residents here enjoy easy access to a range of local amenities, including shops, schools, and restaurants. Moreover, the property is within walking distance of the Stratford Road, a major thoroughfare that offers exceptional transportation links to key destinations such as Birmingham City Centre, Solihull, and the motorway network.

This property presents an excellent opportunity suitable for various purposes, including families, investors, and landlords. Furthermore, it offers the potential for future development, making it an even more appealing investment prospect.

If you are purchasing for investment purposes we feel you would achieve £1400 per calendar month

Full Details:

Black and Golds Estate Agents are pleased to present this three-bedroom semi-detached family residence situated on Stratford Road in Hall Green. This charming family home offers spacious and versatile living accommodation, perfect for growing families.

Upon entering, you are greeted by a living room to the front aspect, featuring large windows that allow ample natural light to flood the space. The rear of the property boasts an open plan kitchen/family room, designed with modern living in mind. The kitchen area is equipped with a range of contemporary units and appliances, while the family area provides a comfortable space for dining and relaxation. Doors from this area give access to the rear garden and side passageway, enhancing the indoor-outdoor living experience.

The first floor comprises three well-proportioned bedrooms, all featuring double glazing for added comfort and efficiency. A loft ladder from the rear bedroom provides access to the loft space, which has been converted into a useful loft room, offering additional storage or potential for further use.

The family bathroom is fitted with modern fixtures and fittings, functional space for the family.

Externally, the property benefits from off-road parking to the front, ensuring convenience for residents and visitors alike. The rear garden is of a generous size, offering a pleasant outdoor space for relaxation and entertainment.

This lovely family home is ideally located in the sought-after area of Hall Green, with excellent transport links, local amenities, and reputable schools nearby. Contact Black and Golds Estate Agents today to arrange a viewing and discover all that this property has to offer.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

BLACK GOLDS

www.blackandgolds.co.uk