



£250,000

Stadium Road, Birmingham

Terraced House | 2 Bedrooms | 2 Bathrooms

01922 322988



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# Step Inside

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## Key Features

- Modern Mid-Terrace House
- Two Double Bedrooms With Fitted Wardrobes
- No upward chain
- Kitchen With Integrated Appliances
- Off Road Parking For Two Cars
- Family Bathroom And Guest W.C
- Enclosed Rear Garden Including Shed
- Central Heating And Double Glazing
- Transport Links To Solihull And Birmingham
- Five Years Of New-Build Warranty Remaining

## Property Description

Well presented two bedroom mid-terrace house situated in the popular area of Hall Green close to local amenities and transport links.

The accommodation briefly comprises of an entrance hallway, lounge, kitchen with integrated appliances, guest W.C, two double bedrooms with fitted wardrobes and a family bathroom.

The property also benefits from having an enclosed rear garden, a driveway for two cars and ample storage including a cloakroom and a storage cupboard on the first floor.

The property has five years of new-build warranty remaining and would make an ideal purchase for first time buyers and families.

No upward chain.

Please call or email to book in a viewing!

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## Main Particulars

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**Entrance Hallway** - Flooring and central heating radiator.

**Cloakroom** -

**Kitchen** - 4.50m x 1.96m (14'9" x 6'5") - Double glazed window to front elevation. A range of wall and base units with work surface. Sink with drainer unit, integrated appliances, central heating radiator and spotlights.

**Lounge**

- 4.09m x 3.81m into recess ( 13'5" x 12'5" into re - Double glazed window and French doors to rear elevation and central heating radiator.

**Guest W.C** - W.C, wash hand basin and heated towel rail.

**Landing** - Storage cupboard, loft access and central heating radiator.

**Bedroom One** - 2.84m min x 4.09m max (9'4" min x 13'5" max) - Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

**Bedroom Two** - 2.95m min x 4.09m max (9'8" min x 13'5" max) - Two double glazed windows to front elevation, central heating radiator and fitted wardrobe.

**Bathroom** - W.C, wash hand basin with mirror, bath, shower, central heating radiator, tiled flooring and tiling to splash.

**Front** - Block paved driveway providing off road parking for two cars.

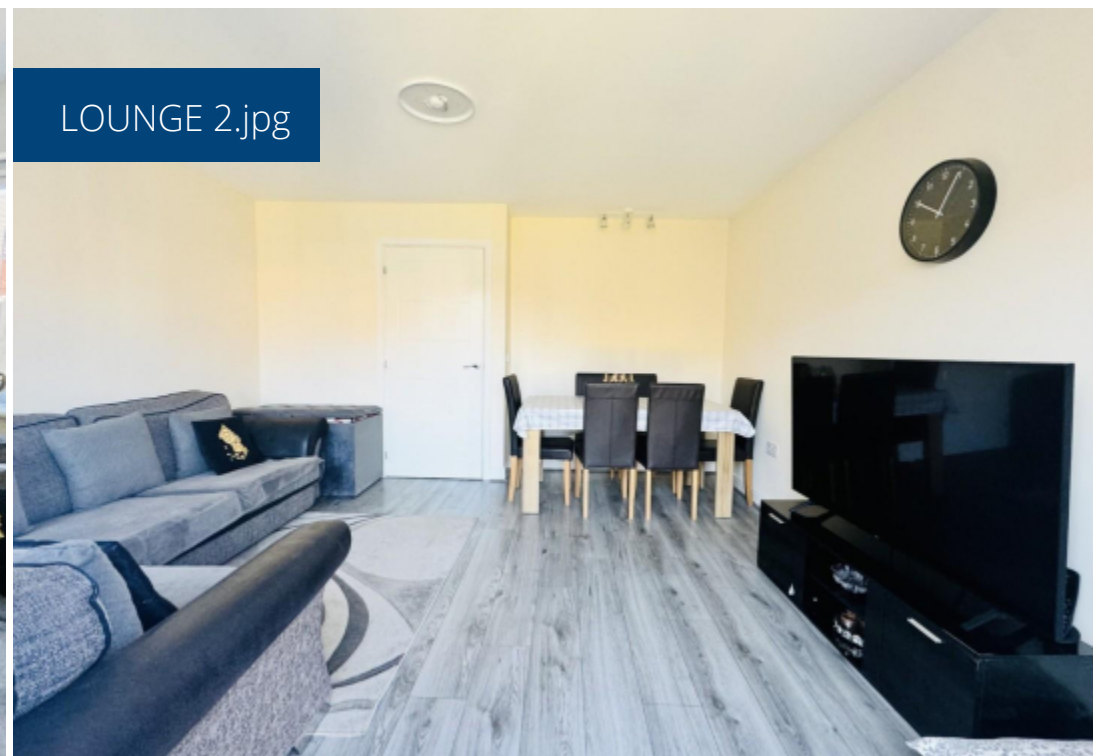
**Rear Garden** - Slabbed patio, laid to lawn and storage shed.

**Tenure** - We are advised by the vendor that the property is freehold with £148 annual charge for maintenance of communal greens, pond etc. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

LOUNGE 1.jpg



LOUNGE 2.jpg



BEDROOM TWO 1.jpg



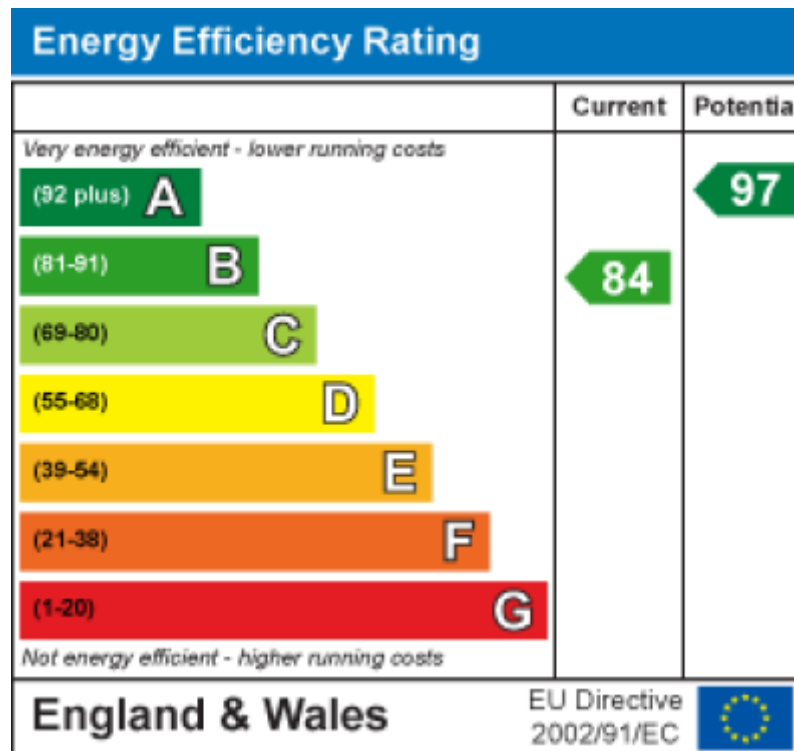
BEDROOM TWO 2.jpg





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



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