



Newey Road, Birmingham

Guide Price £395,000





PROPERTY OVERVIEW

Nestled on a quiet road, this charming three-bedroom detached house presents a wonderful opportunity for those seeking a property with the potential for expansion, subject to the necessary planning permissions.

Upon entering the property, you are greeted by a welcoming hallway leading into a delightful living room, perfect for relaxing or entertaining guests. The spacious dining room offers ample space for family meals and gatherings, while the breakfast kitchen provides a functional area for meal preparation.

One of the key features of this property is the clever conversion of the garage into an additional versatile space, ideal for use as a cosy sitting room, a home office, or perhaps a play area for children.



Venturing upstairs, the first floor is home to three well-appointed bedrooms. The principal bedroom boasts fitted wardrobes for storage convenience and an ensuite for added privacy and comfort. The other bedrooms are serviced by a family bathroom, ensuring that all residents have their personal space.



As for outdoor amenities, this property features a rear garden, offering an oasis of tranquillity where one can unwind in the fresh air. To the front, a driveway provides ample parking space for multiple vehicles, catering to the needs of residents and visitors alike.

In summary, this property provides a blend of comfort, practicality, and potential for further development, making it an attractive option for families, professionals, or investors looking to create their ideal living space. With its peaceful location and versatile layout, this residence offers a canvas for personalisation and future growth, promising a lifestyle of convenience and contentment for its fortunate new owners.

PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E Tenure: Freehold





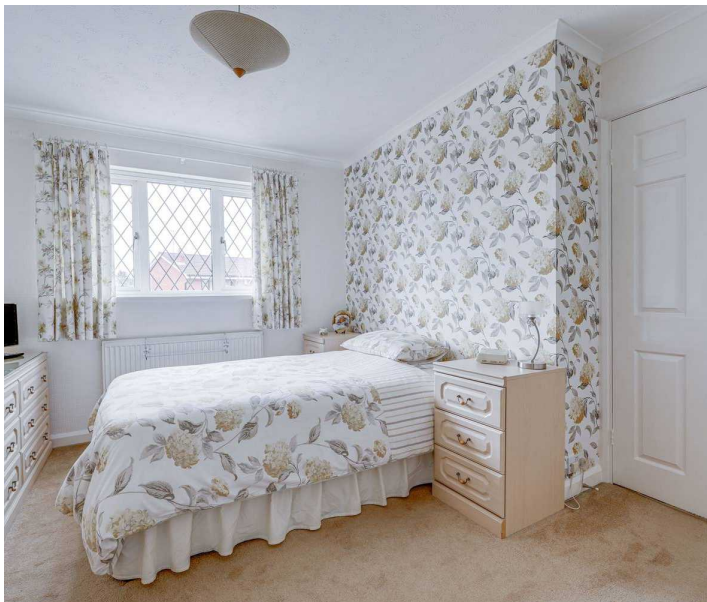
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Council Tax band: E

Tenure: Freehold

- Three Bedroom Detached Property
- Set On A Quiet Road
- Scope For Extension Subject To Planning Permission
- Three Reception Rooms
- Breakfast Kitchen
- Versatile Garage Conversion
- Three Bedrooms
- Principal Bedroom With Ensuite
- Rear Garden & Driveway





HALLWAY

LIVING ROOM

17' 0" x 13' 9" (5.17m x 4.20m)

DINING ROOM

10' 0" x 9' 1" (3.06m x 2.76m)

BREAKFAST KITCHEN

16' 4" x 10' 0" (4.97m x 3.06m)

SITTING ROOM / STUDY

17' 6" x 7' 8" (5.33m x 2.33m)

GUEST WC

6' 1" x 5' 10" (1.86m x 1.77m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 10' 8" (3.82m x 3.24m)

ENSUITE

8' 2" x 3' 8" (2.50m x 1.12m)

BEDROOM TWO

10' 9" x 9' 8" (3.28m x 2.95m)

BEDROOM THREE

7' 5" x 6' 2" (2.27m x 1.89m)

BATHROOM

6' 10" x 6' 2" (2.09m x 1.89m)

TOTAL SQUARE FOOTAGE

Total floor area: 113.1 sq.m. = 1217 sq.ft. approx.





OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, all carpets and blinds, some curtains, fitted wardrobes in bed one and two, garden shed and greenhouse.

ADDITIONAL INFORMATION

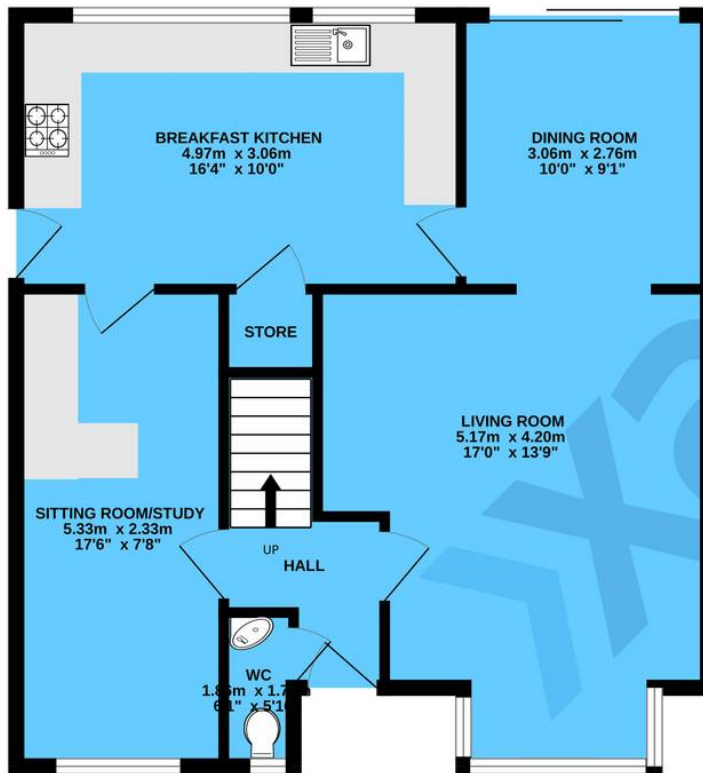
Services - Mains gas, electricity and water on a meter.
Loft - Boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

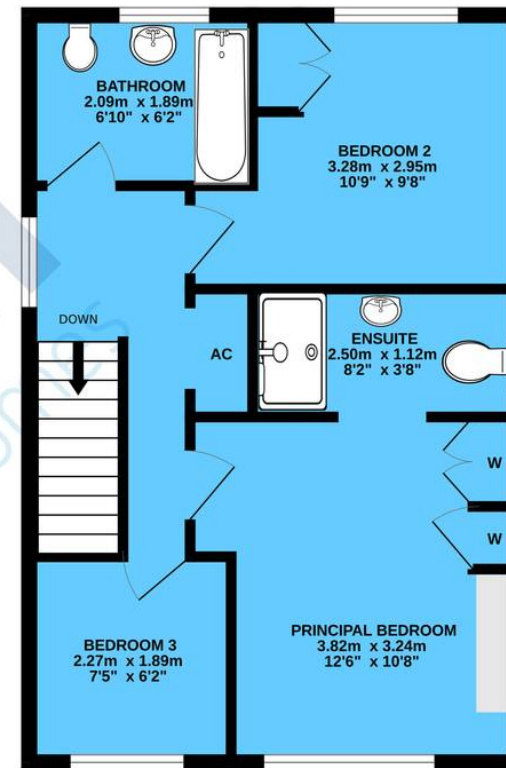
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 113.1 sq.m. (1217 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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