



Pipers Green, Hall Green

Offers Over £475,000







## PROPERTY OVERVIEW

Nestled on a tranquil road within close proximity to a host of local amenities, this charming four-bedroom detached family home offers a perfect blend of comfort and convenience. The property impresses from the moment you step inside, accessed through a spacious entrance hallway that seamlessly connects the ground floor living spaces. The ground floor boasts two generously sized reception rooms, including a well-appointed living room that offers excellent views of the rear garden, and a gracious dining room perfect for hosting gatherings and entertaining guests. The fitted kitchen is a chef's delight, featuring ample storage options and generous work surface area for culinary creations. Ascending to the first floor, you will find four well-proportioned bedrooms, providing ample space for family members or guests. The principal bedroom is a peaceful retreat, complete with fitted storage solutions and a convenient en-suite bathroom for added privacy and comfort. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring convenience for all residents.







Outdoors, the property boasts a meticulously maintained rear garden, offering a tranquil oasis to unwind and enjoy the fresh air. A patio seating area provides the perfect spot for al fresco dining or soaking up the sunshine. To the front of the property, a driveway offers parking space for multiple vehicles, leading to a single garage for additional storage or secure parking.

#### 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



- Four Bedroom Detached Family Home
- Short Distance From All Local Amenities
- Two Spacious Reception Rooms
- Fitted Kitchen
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Well Maintained Rear Garden
- Ample Parking & Single Garage





## **ENTRANCE HALLWAY**

### **WC**

5' 11" x 3' 3" (1.80m x 0.99m)

### **DINING ROOM**

12' 2" x 8' 0" (3.71m x 2.44m)

### **LIVING ROOM**

15' 9" x 14' 7" (4.80m x 4.45m)

### **KITCHEN**

14' 3" x 8' 0" (4.34m x 2.44m)

### **INTEGRAL GARAGE**

16' 5" x 9' 2" (5.00m x 2.79m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 3" x 11' 4" (4.34m x 3.45m)

### **ENSUITE**

7' 3" x 5' 11" (2.21m x 1.80m)

### **BEDROOM TWO**

14' 11" x 9' 2" (4.55m x 2.79m)

### **BEDROOM THREE**

11' 2" x 9' 2" (3.40m x 2.79m)

### **BEDROOM FOUR**

9' 10" x 7' 3" (3.00m x 2.21m)

### **BATHROOM**

7' 9" x 6' 5" (2.36m x 1.96m)

## **TOTAL SQUARE FOOTAGE**

124.2 sq.m (1337 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

**WELL MAINTAINED GARDEN WITH PATIO SEATING AREA**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, garden shed, some curtains and blinds, all light fittings and fitted wardrobes in one bedroom.

## **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

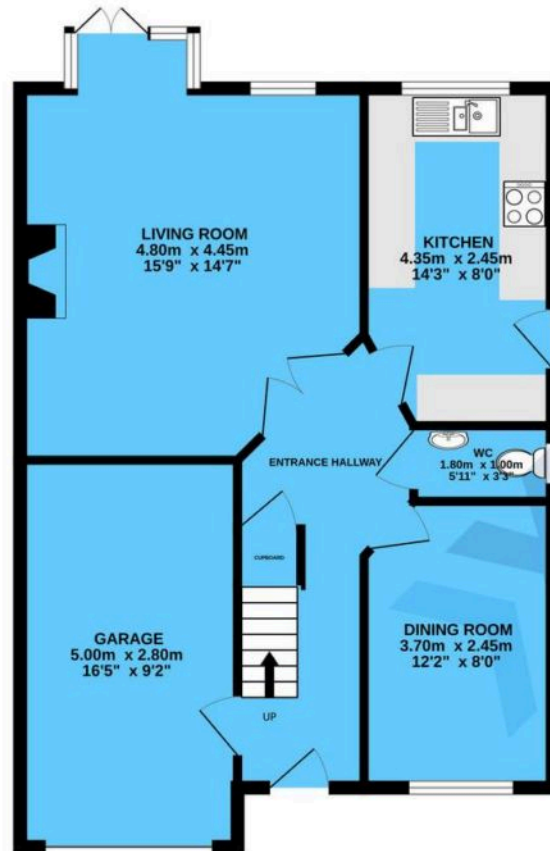
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

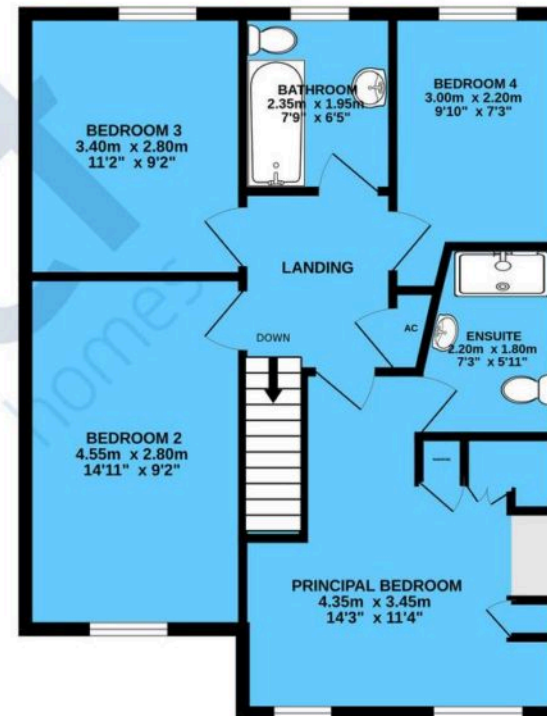




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 124.2 sq.m. (1337 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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