



Hansons Bridge Road,  
Birmingham, B24 0PD

Offers in Excess of £260,000



# Birmingham

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A traditional semi-detached family home situated in a highly sought-after location.

Internal inspection reveals a porch, welcoming reception hall, dining room with bay window, spacious living room with feature fireplace, conservatory overlooking the rear garden and a fitted kitchen.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms a family shower room and separate W.C. Pull down ladders lead to a loft room.

Outside to the rear of the property there is a large private garden with lawn, decking and patio areas and to the fore the block paved driveway provides off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly recommended to appreciate all this family home has to offer.







## Property Specification

POPULAR LOCATION  
THREE GOOD SIZED BEDROOMS  
TRADITIONAL SEMI DETACHED  
OFF ROAD PARKING  
ENTRANCE HALL WAY

Dining Room 4.43m (14'6") x 2.67m (8'9")

Living Room 4.22m (13'10") x 3.05m (10')

Kitchen 3.80m (12'6") x 1.68m (5'6")

Conservatory 3.60m (11'10") x 2.70m (8'10")

Bedroom 1 4.45m (14'7") max x 2.93m (9'7")

Bedroom 2 3.66m (12') max x 3.05m (10')

Bedroom 3 2.79m (9'2") x 1.91m (6'3")

Shower Room 2.16m (7'1") x 1.90m (6'3")

WC 1.32m (4'4") x 0.99m (3'3")



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 10th January 2023

### Viewer's Note:

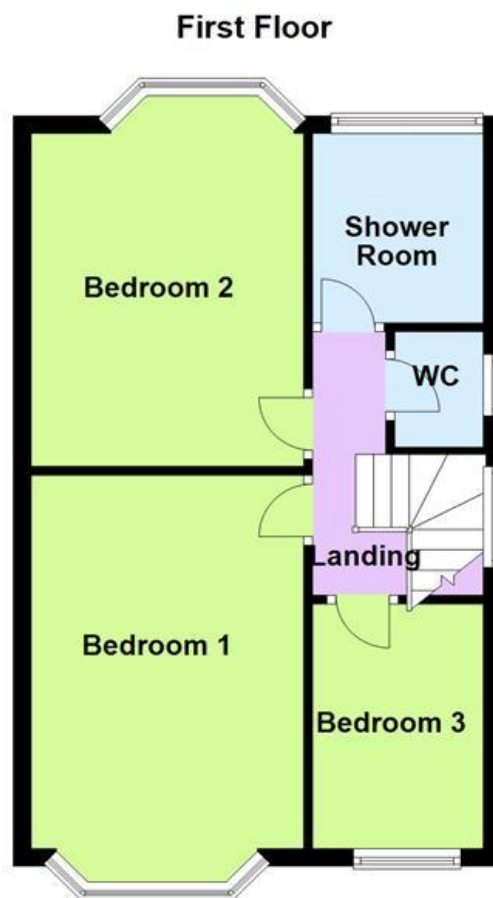
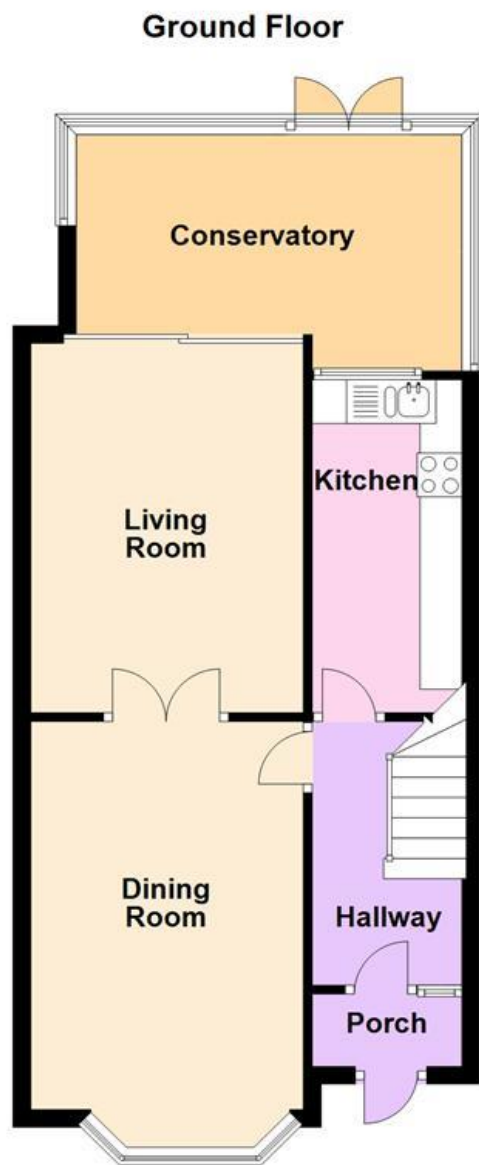
Services connected: Mains electricity, gas, water & drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

