

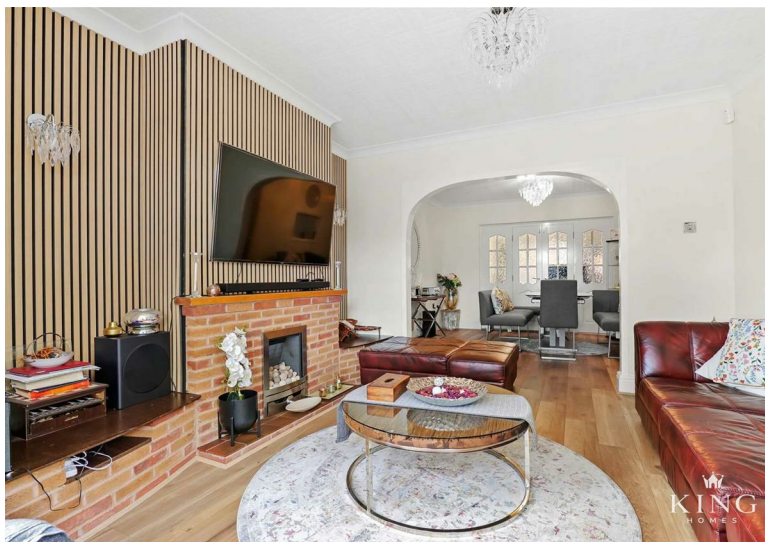


Shirley Road, Birmingham, B28 8QN

Offers over £350,000

KING
HOMES

****Extended three-bedroom semi-detached home ** Two separate reception rooms ** Impressive kitchen / family room ** Two generous double bedrooms ** Ground-floor WC ** Large rear garden ** Driveway parking ** Detached garage / outbuilding ** Popular Hall Green location ** Set along the well-established Shirley Road in Hall Green, this substantial and extended three-bedroom semi-detached home offers an excellent balance of traditional character, generous proportions and practical family living. The property includes two reception rooms, a large kitchen/family room, two particularly generous double bedrooms, a useful third bedroom, driveway parking, a detached garage and a sizeable rear garden.**



The property is approached across a broad block-paved driveway providing generous off-road parking, with the attractive traditional frontage enhanced by prominent bay windows and a recessed entrance porch.

Stepping inside, the entrance porch opens into the hallway, from which the principal ground-floor accommodation is accessed.

To the front is a spacious living room, centred around a large bay window which allows plenty of natural light into the room. A feature exposed-brick fireplace creates a focal point, complemented by contemporary timber slat wall detailing. A wide opening connects the living room with the adjoining dining room, giving the two reception spaces an excellent sense of flow.

The dining room is another generous space with ample room for a substantial dining table and additional furniture. Its position between the living room and kitchen creates a particularly sociable layout, while glazed double doors continue through towards the rear of the property.

One of the standout features of the home is the impressive kitchen/family room. Designed as a true everyday living space, the room combines a well-equipped kitchen with plenty of additional space for seating and relaxation.

The kitchen itself is fitted with a comprehensive range of modern wall and base units with contrasting work surfaces, integrated cooking appliances and space for further freestanding appliances. A rear window and glazed doors provide plenty of natural light and direct access to the garden, creating an easy transition between the indoor and outdoor living spaces.

A ground-floor WC completes the accommodation on this level.

Upstairs, the first floor is arranged around a central landing and offers three bedrooms together with the family bathroom.

The principal bedroom is an excellent-size double positioned to the front of the property, with a feature bay

window and extensive fitted storage. There is ample room for a large bed and additional bedroom furniture.

Bedroom two is another particularly generous double bedroom, offering excellent versatility and enough space for bedroom furniture together with a desk or dressing area.

Bedroom three provides a practical additional bedroom and would work equally well as a child's room, nursery, home office or occasional guest room.

The accommodation is completed by the family bathroom, fitted with a bath and accompanying sanitary ware.

To the rear is a generous and well-established garden offering a good combination of patio, lawn and entertaining space.

Immediately outside the kitchen/family room is a large paved terrace with plenty of room for outdoor seating and dining. Steps lead up to a further paved area and central lawn, while mature trees towards the rear provide a pleasant green backdrop and help create a good degree of privacy.

The garden is enclosed by timber fencing and provides plenty of usable space for children, entertaining or simply enjoying the outdoors.

A detached brick-built garage/outbuilding provides valuable additional storage, workshop space or secure parking, complementing the extensive driveway to the front.

Overall, this is a spacious and versatile family home with considerably more accommodation than first impressions might suggest, combining traditional proportions with an extended ground-floor layout and a particularly generous rear garden.

Porch

Hall

Living Room	14'5" x 12'4" (4.40m x 3.77m)
Dining Room	11'8" x 11'8" (3.56m x 3.56m)
Kitchen/Family Room	22'5" x 14'9" (6.84m x 4.51m)

W.C

Landing

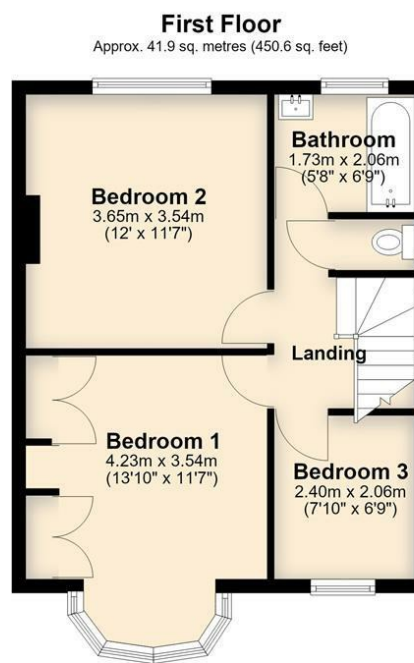
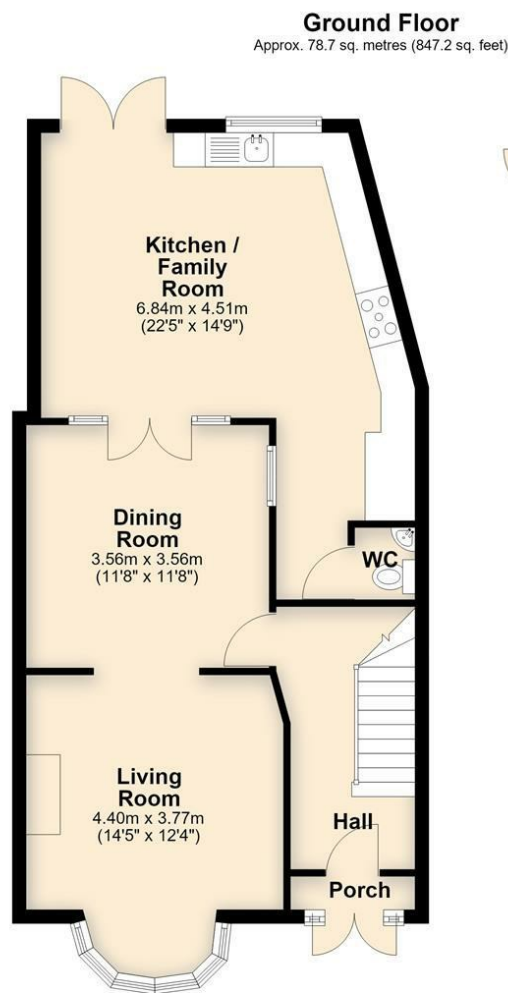
Bedroom 1	13'10" x 11'7" (4.23m x 3.54m)
Bedroom 2	11'11" x 11'7" (3.65m x 3.54m)
Bedroom 3	7'10" x 6'9" (2.40m x 2.06m)
Bathroom	5'8" x 6'9" (1.73m x 2.06m)

W.C

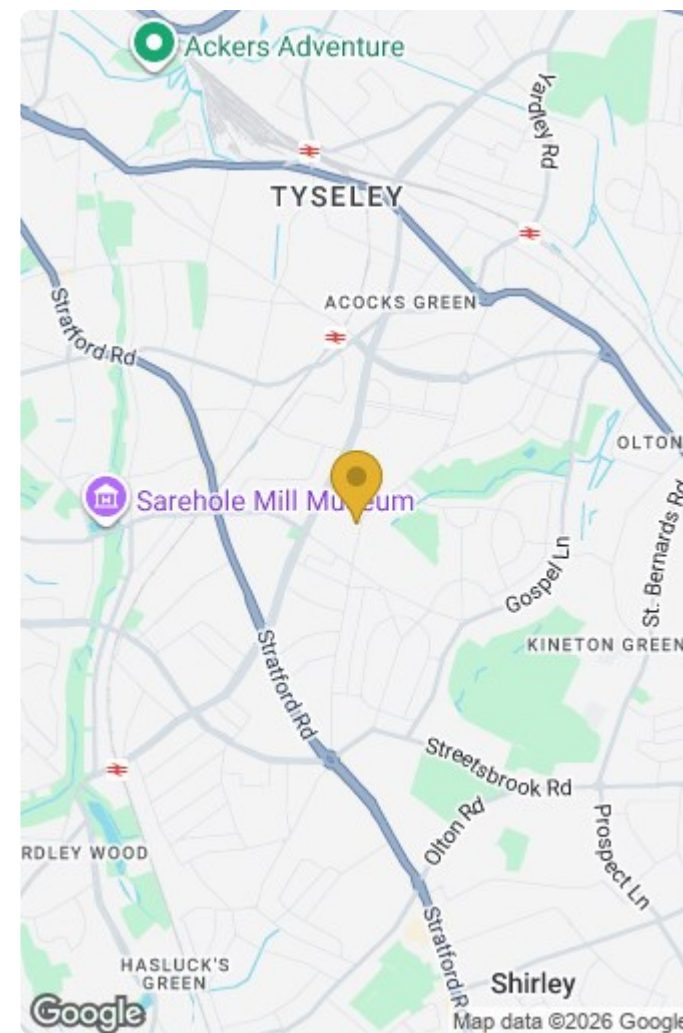
Garage	19'1" x 8'5" (5.83m x 2.58m)
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Total area: approx. 120.6 sq. metres (1297.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	