



£375,000

Delamere Road, Birmingham, B28 0EP

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

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REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Four Bedroom Family Residence
- Semi Detached
- Extended to Rear
- Utility Room
- Two Reception Rooms
- Fitted Kitchen
- Nice Size Rear Garden
- Off Road Parking
- Popular Location
- Set Out Over Three Floors

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this nicely presented and extended four bedroom semi-detached residence on Delamere Road, B28. Viewings are Highly Recommended.

Main Particulars

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PROPERTY LOCATION

Hall Green is a highly desirable residential area known for its convenience and popularity. Residents here enjoy easy access to a range of local amenities, including shops, schools, and restaurants. Moreover, the property is within walking distance of the Stratford Road, a major thoroughfare that offers exceptional transportation links to key destinations such as Birmingham City Centre, Solihull, and the motorway network.

This property presents an excellent opportunity suitable for various purposes, including families, investors, and landlords. Furthermore, it offers the potential for future development, making it an even more appealing investment prospect.

If you are purchasing for investment purposes we feel you would achieve £1500 per calendar month

Full Details:

A beautifully presented and extended four-bedroom family residence set over three floors situated on Delamere Road, B28.

The property welcomes you with an entrance hallway that includes an under-stairs storage area and stairs leading to the first floor. The dining room to the front aspect offers a cozy space for family meals, while the extended living room at the rear features doors opening out onto the lovely rear garden, creating a seamless indoor-outdoor living experience.

The dining kitchen is well-equipped with a range of base cupboards and drawer units with work surfaces over, matching wall-mounted cabinets, a sink and drainer unit, and ample space for white goods. The utility area provides additional space and plumbing for a washing machine and includes a convenient downstairs W.C.

The first floor accommodates three bedrooms and a family bathroom. The second floor is dedicated to the master bedroom, complete with an ensuite bathroom.

The property boasts off-road parking at the front and a generously sized mature rear garden with a variety of plants and shrubs, perfect for outdoor relaxation and entertaining.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify

that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor. The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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