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## FREEHOLD FOR SALE

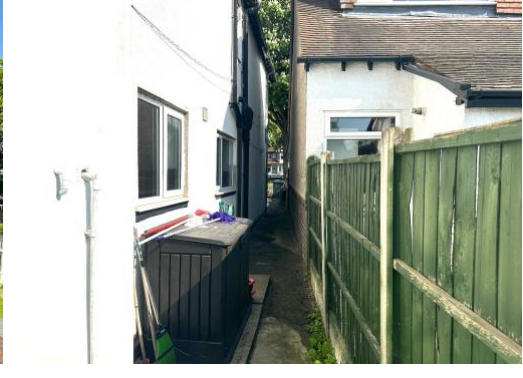


**235 HIGHFIELD ROAD, HALL GREEN, BIRMINGHAM, B28 0BT**



Misrepresentation act 1987 Messers. Paul & Sons for themselves and for the vendors of this property whose agents they are, give notice that:

(1) These Particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Messers. Paul & Sons or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendors do not make or give and neither Paul & Sons or any other person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.



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This beautiful property boasts spacious large driveway with off street parking large entrance hall.

The ground floor features a 2 large reception rooms, one of which is a thru lounge to a dining space perfect for hosting dinner parties, and a fully equipped modern kitchen with sleek finishes which leads to the entrance to the garden and a very large family bathroom with a corner bathtub, and shower tray beautifully fitted.

At the rear of the garden there is a very spacious garage which is accessed on foot from the garden, but vehicle access is from Web Lane which has a very large spacious drive so small to large vehicles can have a access to this garage.

On the 1st floor, you'll find four generously sized bedrooms, plus a large family bathroom fitted with a shower tray and electric shower and an additional WC room.

The outside space is just as impressive, with a well-maintained rear garden complete with a patio area perfect for summer barbecues or enjoying the sunshine with family and friends and a side entrance to the garden from the front driveway.

The driveway provides off-street parking for almost 4-5 vehicles, ensuring plenty of parking spaces for all the vehicles.

**Measurements** *(all measurements are approximate):*

Please find the measurements below:

Porch Entrance:	03'06" X 08'54"	26.13 SQ FT	2.42 SQ M
Entrance Hall:	11'88" X 08'28"	98.36 SQ FT	9.13 SQ M
Reception Room 1:	16'69" X 11'93"	199.11 SQ FT	18.49 SQ M
Reception Room 2:	28'14" X 10'93"	307.57 SQ FT	28.57 SQ M
Kitchen:	09'30" X 19'26"	179.11 SQ FT	16.63 SQ M
Rear Garden entrance:	04'57" X 10'08"	46.06 SQ FT	4.27 SQ M
GF Bathroom:	09'68" X 11'69"	113.15 SQ FT	10.51 SQ M
Under Stair Storage/Cloakroom:	04'83" X 02'68"	12.94 SQ FT	1.20 SQ M

**Total Ground Floor Area:** **982.43 SQ FT** **91.27 SQ M**

**First Floor.**

Landing Area:	05'27" X 09'47"	49.90 SQ FT	4.63 SQ M
Bedroom 1:	08'47" X 11'27"	95.45 SQ FT	8.86 SQ M
Bedroom 2:	12'63" X 17'43"	220.14 SQ FT	20.45 SQ M
Bedroom 3:	10'52" X 09'51"	100.04 SQ FT	9.29 SQ M

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Bedroom 4:	10'96" X 13'02"	142.69 SQ FT	13.25 SQ M
Bathroom:	06'07" X 05'30"	32.17 SQ FT	2.98 SQ M
WC:	06'05" X 02'96"	17.90 SQ FT	1.66 SQ M
<b>Total First Floor Area:</b>		<b>658.29 SQ FT</b>	<b>61.15 SQ M</b>

Located just a short walk from local shops and amenities, including supermarkets, restaurants, and schools, 235 Highfield Road is the perfect place for growing families looking to settle down in a welcoming community. With easy access to public transportation, as well as major road links including the A34 and Birmingham airport, commuting to work or travelling further afield couldn't be easier.

Don't miss your chance to make this stunning property your new home.

Contact us on 0121 778 6969 today to book your viewing!

### Tenure

The Agent understands that the property is available on Freehold purchase, vacant possession or leased can be agreed.

### Viewing

Strictly by appointment through **Paul & Sons**: 0121 778 6969.

**PRICE: (in excess of) £500,000.00**

### Agents Note:

Measurements taken are approximate and some may be maximum on irregular walls. The Agent has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order or fit for their purpose. Neither has the Agent checked the legal documents to verify the (\*) Freehold or the (\*) Lease of the property. The prospective buyer or tenant is advised to obtain the verification from their respective solicitor or surveyor.

(\*) Whichever is applicable.

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