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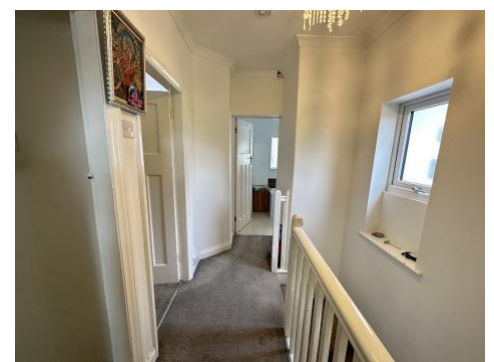
FREEHOLD FOR SALE



201 BALDWINS ROAD, HALL GREEN, BIRMINGHAM, B28 0PZ



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.



We are delighted to present this stunning property located in the desirable area of B28. This well-maintained house offers an excellent opportunity for those seeking a comfortable and stylish family home.

Key Features:

- Spacious 3 bedrooms and a large family bathroom on the first floor
- Modern and fully-fitted extended kitchen with high-quality appliances fully fitted
- separate utility room with fitted base units to house washing machine and drying machine
- Bright and airy 2 reception rooms, perfect for relaxation and entertainment
- well-appointed WC on the ground floor with contemporary fixtures and fittings
- Private large garden, ideal for outdoor activities or simply enjoying the sunshine
- Off-street parking two to three vehicles.
- Conveniently located near local amenities, schools, parks, and transport links

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Description:

Upon entering this beautiful property, you will be greeted by a welcoming hallway leading to the various rooms on offer. The spacious living room 1 boasts large bay windows that floods the space with natural light. It provides an inviting atmosphere for both everyday living and entertaining guests.

The second living room is quite large which has large almost floor to ceiling patio doors giving way to loads of natural light and an endless view of the large garden. A great room to have dinner parties or just relax with all the family around.

The modern extended kitchen is equipped with top-of-the-line appliances, ample storage options, and plenty of workspace. It is designed to cater to all your culinary needs while maintaining an elegant aesthetic.

All three bedrooms are generously sized and one of them feature a built-in wardrobe providing ample storage solutions. The well-appointed bathroom offers contemporary fixtures including A large bathtub, floor standing WC and corner shower unit.

Outside, you will find a private garden that offers a peaceful retreat from daily life. It is perfect for hosting barbecues or simply enjoying some fresh air.

Measurements:

Ground Floor;

Entrance Hall way:	11'75" X 5'87"	68.97sq ft
Living room one:	10'38" X 14'61"	151.65sq ft
Living room two:	13'06" X 20'89"	272.82sq ft
Kitchen:	17'53" X 14'22"	249.27sq ft
Utility room inc WC:	6'62" X 10'35" (wc: 2'99" X 4'99")	68.51sq ft
Total:		811.22sq ft

First Floor;

Landing space inc staircase:	10'02" X 6' 01"	60.22sq ft
Bedroom one:	7'05" X 7'47" (Front elevation)	52.66sq ft
Bedroom two:	14'46" X 10'50" (front elevation)	151.83sq ft
Bedroom three:	12'21" X 11'86" (Rear elevation)	144.81sq ft
Family Bathroom:	8'27 X 8'97" (Rear Elevation)	74.18sq ft
Total:		483.07sq ft

Located in B28 OPZ, this property benefits from its proximity to local amenities such as shops, restaurants, schools, parks, and excellent transport links making it convenient for daily commuting or leisure activities.

Overall this property presents an exceptional opportunity to acquire a stylish family home in a sought-after location.

Viewings are highly recommended to fully appreciate the quality and charm of this property.

Please contact **Paul & Sons Estate agents** to arrange a viewing or for any further inquiries.

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

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

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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.

OFFERS AROUND: £350,000.00

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 (Freeholder lor 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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