

oulsnam



81 Southam Road, Hall Green, B28 0AA

Asking Price £425,000

EPC: E

SITUATED IN THIS POPULAR ROAD IN HALL GREEN, VIEWINGS RECOMMENDED FOR THIS SEMI DETACHED RESIDENCE WHICH HAS BEEN MUCH IMPROVED AND WELL MAINTAINED BY THE CURRENT OWNERS. The property benefits from Porch, Hallway, Two Reception Rooms, Extended Kitchen, Three bedrooms to the first floor, Family Bathroom, Beautiful Rear Graden and Off road parking. EP Rating E, Council Tax Band D.

LOCATION:

Southam Road is situated off Sarehole Road in Hall Green a suburb of south Birmingham, five miles south of the city centre. It is the next suburb south from Moseley. This area benefits from great transport links in and out of the city centre and within close proximity of Hall Green Train Station having direct links to Stratford upon Avon.

The property is conveniently located for local amenities including bars, cafes, restaurants and shopping facilities at both Robin Hood Island and Hall Green Parade. It further benefits from being in close proximity of Yardley Wood and Hall Green Train Stations, a regular bus service operating along the Stratford Road and easy access to Junction 3 of the M42 which gives quicker access to both the M5 and M40.

HOW TO GET THERE: Enter into Sat Nav: B28 0AA

GENERAL ADVICE: Before travelling a distance to view any property, to get a feel for a locality, many think it's worthwhile exploring the setting on Google Earth / Google Maps Street View.

- * Delightfully presented semi-detached property with well stocked rear garden.
- * Porch opening into the reception hallway.
- * Reception hall having under stair storage.
- * Front reception room having original stained glass window with feature arch, cornicing to ceiling.
- * Breakfast area leading to sitting room having feature fire place and doors leading to the rear garden.
- * Kitchen having a range of base, drawer and matching wall mounted cabinets, one and a half bowl sink and drainer, space and plumbing for washing machine and space for further white goods.
- * Landing having access to the loft space and cupboard housing the central heating boiler.
- * Three double first floor bedrooms, bedroom one having the benefit of a built in storage cupboard.
- * Family Bathroom having panelled bath with shower over, low level w.c and pedestal wash hand basin.
- * Landscaped rear garden having a range of shrubs and plants.
- * A long and thoughtfully laid out garden, with stepping stones guiding you through a variety of flowers, shrubs, and trees. A small pond sits off to one side and at the end of the garden, a greenhouse stands tucked among the borders, filled with potted plants and herbs. The space feels peaceful and balanced, with enough structure to show attention and care, but still full of nature's charm.

GENERAL INFORMATION

The central heating boiler is situated in the airing cupboard on the landing.

TENURE: The Agent Understands the property is Freehold.

Entrance Hall:
6'11" x 15'3" (2.1m x 4.65m)

Reception Room:
14'11" x 12'11" (4.55m x 3.94m)

Breakfast Room:
8'11" x 12' (2.72m x 3.66m)

Reception Room:
15'8" x 10'6" (4.78m x 3.2m)

Kitchen:
13'1" x 8'11" (4m x 2.72m)

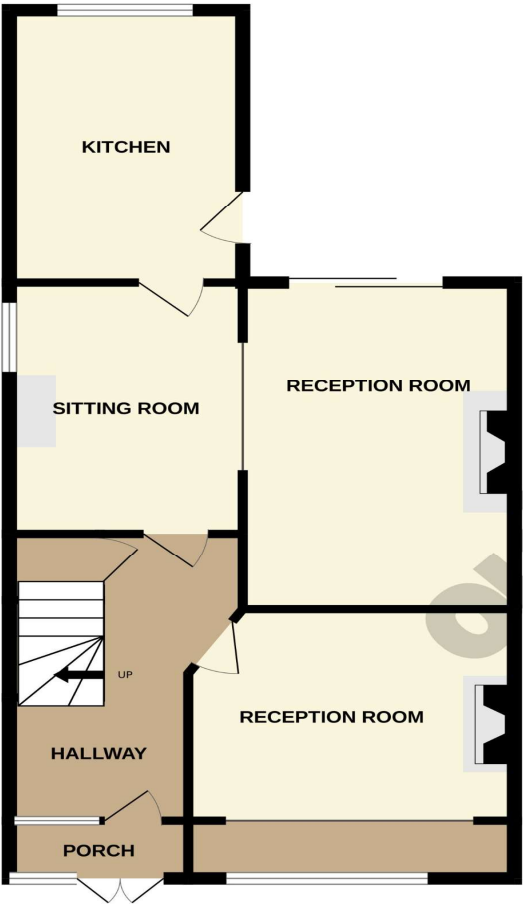
Bedroom:
14'7" x 13'1" (4.45m x 4m)

Bedroom:
11'10" x 11' (3.6m x 3.35m)

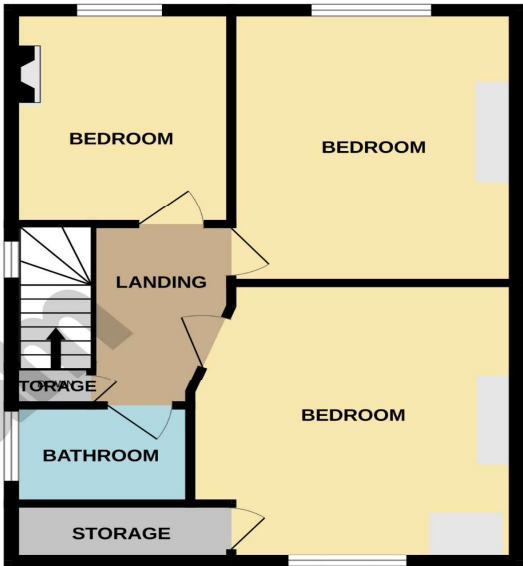
Bedroom:
11'11" x 9' (3.63m x 2.74m)

Bathroom:
6'8" x 6'11" (2.03m x 2.1m)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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