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### Sneak Peeks



SCAN TO VIEW OUR  
WEEKLY FILMS &  
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### HTSPMD

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



#### SCAN FOR MORE INFO

**SIZE** - 1175 Sq Ft

**TENURE** - Freehold

**COUNCIL TAX** - B'ham City Council - C

**BROADBAND** - Upload Max 220 Mbps  
Download Max 100 Mbps

**MOBILE** - EE Three O2

**EPC** - D - 61

**PARKING** - For at least 2 Cars

**FLOODRISK** - Very Low

**SERVICES** - Mains

**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

## EGGINTON ROAD Hall Green, B28

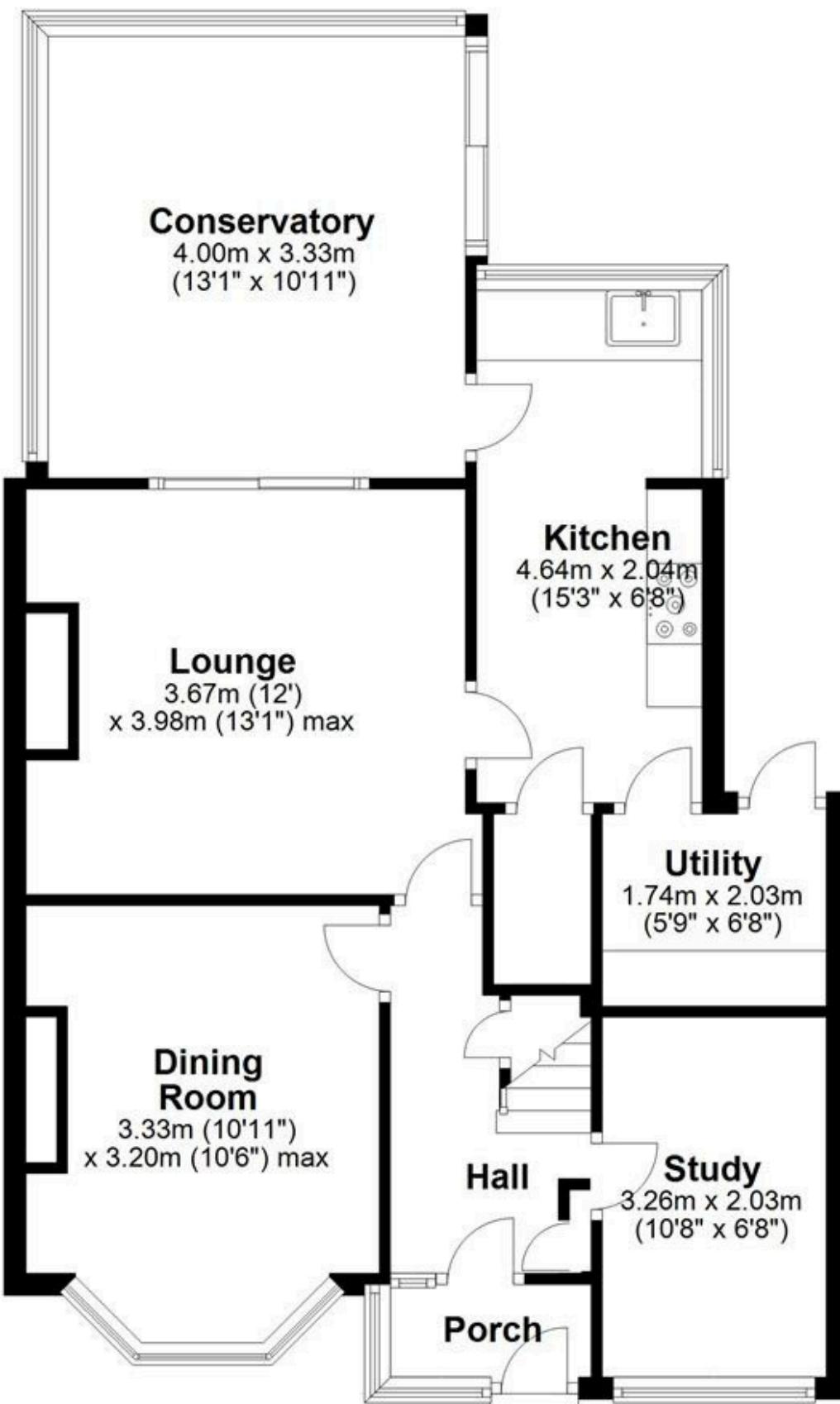
Welcome to this charming semi-detached house on Egginton Road in the delightful area of Hall Green. This property has the potential to extend (STPP) and offers two reception rooms and three bedrooms. Close to local amenities and school, it is the perfect family home.

#### FEATURES

- Spacious Family Home
- Extended with Potential to Further Extend (STPP)
- Dining Room
- Lounge with Conservatory
- Fitted Kitchen
- Utility and Study Converted from Garage
- Two Double Bedrooms
- Third Single Bedroom/Nursery
- Driveway Parking
- Private Rear Garden

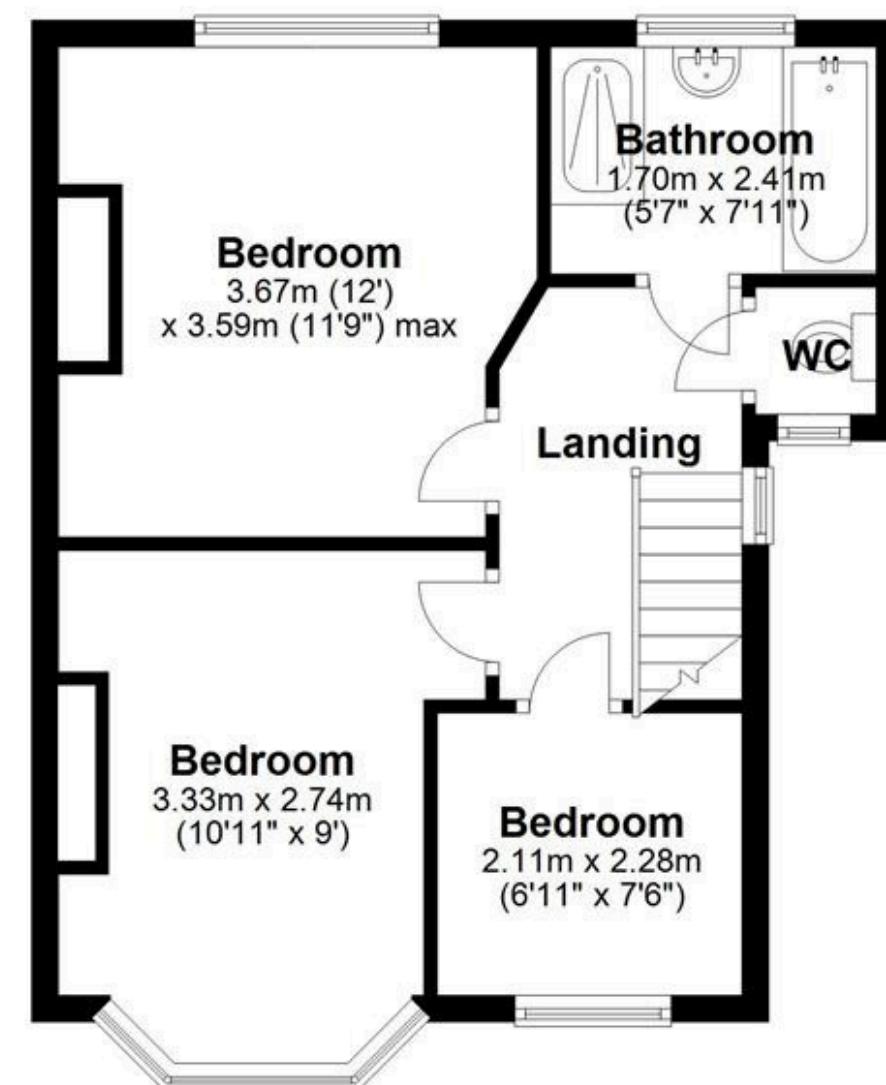
## Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



## First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 109.2 sq. metres (1175.8 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.