

Tixall Road, Hall Green



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Offers Over £450,000

KLARICO estate agents would like to present to you this fantastic 5 bedroom semi-detached property situated within a prominent part of Hall Green. The first floor provides 4 spacious bedrooms alongside with a family bathroom including separate staircase access to the loft room which consists of the 5th bedroom. This property benefits from a large driveway which also comes with off-street parking. Further potential can be found to this property by means of a rear extension and further development to the loft (stpp).

This property could be a fantastic family home which has been modernised to a high standard providing a generous amount of space. Within the local proximity can be found a number of schools and nurseries including Chilcote primary school along with easy access to public transport links including rail and bus. Local amenities within the area include established supermarkets such as Waitrose, Tesco Express and a number of further shopping outlets.



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- Semi-Detached
- 3 Reception Rooms
- Off-Road Parking
- Loft Conversion
- Ideal Family Home
- 5 Bedrooms
- Kitchen/Diner
- Driveway
- Well Presented

Frontage

Off- street parking for multiple vehicles, brick walls to boundaries, driveway

Family Room

14'9" x 11'0" (4.49m x 3.36m)

Double glazed bay window to front, wall mounted radiator, laminate flooring, fireplace, ceiling light, skirting board

Living Room

23'11" x 10'6" (7.29m x 3.19m)

Single door, wall mounted radiator, laminate flooring, skirting board, wall mounted light

Kitchen/Diner

14'4" x 16'6" (4.38m x 5.02m)

Double doors, double glazed window to rear, splashback tiling, skirting board, floor tiles, gas cooker and oven with extractor fan, worktops, drainer sink with mixer tap, storage cupboards, integrated appliances

Dining Room

13'8" x 8'11" (4.16m x 2.71m)

Double glazed window to front, skirting, carpet, ceiling light, wall mounted radiator

Shower Room

6'8" x 8'11" (2.02m x 2.71m)

ceramic tiling with gloss finish, toilet, shower, wash basin, storage cupboards, towel radiator, vanity basing unit

Hall

Double glazed window to front, stairs, skirting, ceiling light, porcelain tiling, radiator

Bedroom 1

15'2" x 11'6" (4.62m x 3.50m)

Double glazed bay window to front, laminate flooring, skirting, wall mounted radiator, spotlights

Bedroom 2

12'5" x 10'6" (3.79m x 3.19m)

Double glazed window to rear, wall mounted radiator, carpet, skirting, spotlights

Bedroom 3

15'3" x 15'3" (4.65m x 4.65m)

Two double glazed windows to rear, two wall mounted radiator, skirting, carpet, spotlights

Directions



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Bedroom 4

12'11" x 8'7" (3.94m x 2.61m)

Double glazed window to front, wall mounted radiator, spotlights, laminate flooring, skirting

Bedroom 5

15'2" x 14'2" (4.62m x 4.31m)

Double glazed window to rear, double glazed window to front, laminate flooring, wall mounted radiator, skirting, spotlights

Bathroom

6'11" x 8'7" (2.10m x 2.61m)

Three piece suite, Heated towel rail, porcelain tiling, electric shower

En-suite

Double glazed window to side, three piece suite, splashback tiling, bath tub, wash basin, tiling, storage cupboards

Rear Garden

Fence panels to boundaries, laid lawn

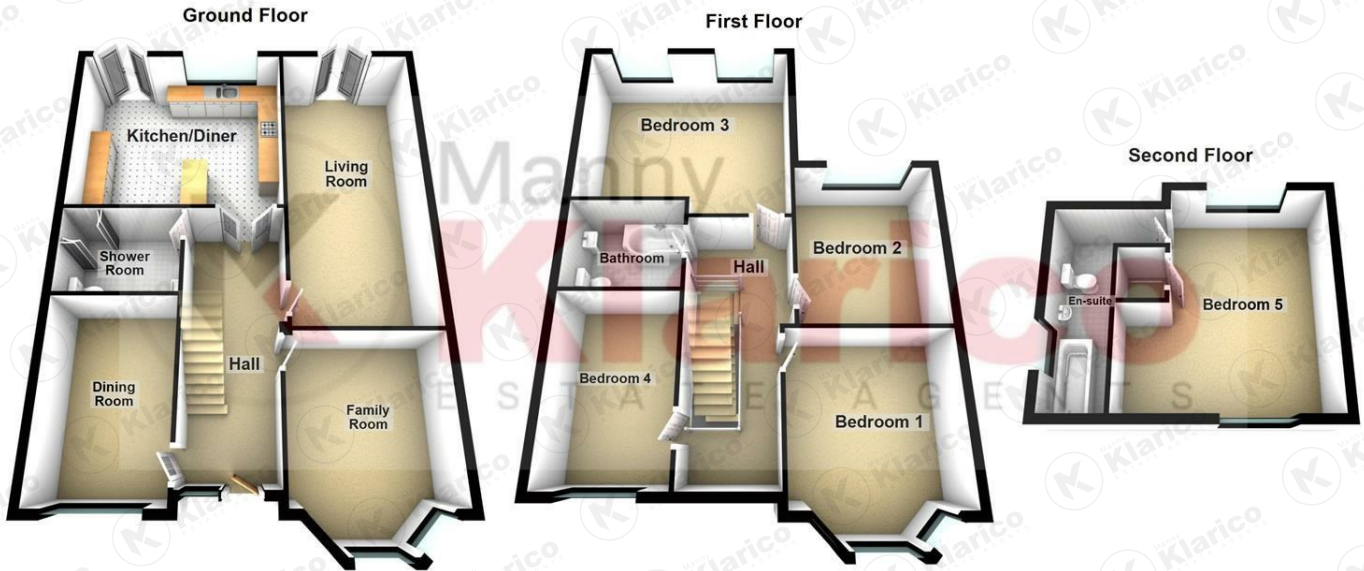


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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.



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