

Tixall Road, Hall Green



£340,000

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- Semi-Detached
- 2 Reception Rooms
- Well Presented
- uPVC Double Glazing
- Loft Conversion
- 4 Bedrooms
- Off-Road Parking
- Garage
- Gas Central Heating

KLARICO Estate Agents are delighted to present this impressive 4 bedroom semi-detached property situated within a sought after street in Hall Green, Birmingham. Benefits from having off-road parking for multiple vehicles and a beautifully presented rear garden.

The ground floor briefly comprises 2 separate reception rooms with fitted carpets, a modern and well presented kitchen with built in appliances, a ground floor guest wc along with a garage with huge further potential (stpp). The first floor provides 3 spacious bedrooms along with a family bathroom and separate wash room. The second floor provides a 4th bedroom as part of a loft conversion.

This property is presented to a high standard and benefits from a loft conversion with further potential by means of a rear extension (stpp). Within the local proximity can be found a number of good schools and nurseries including Chilcote Primary School along with public transport links available within walking distance including Yardley Wood Train Station.

Directions

Frontage

Off-road parking for multiple vehicles, block paved, driveway, well presented

Reception Room One

3.76m x 3.38m (12'4" x 11'1")

Double glazed bay window to front, carpet, skirting, ceiling light, wall mounted radiator, chimney breast with gas fire place

Reception Room Two

3.78m x 3.4m (12'4" x 11'1")

Double glazed window and patio door to rear, carpet, coving to ceiling, ceiling light, wall mounted radiator, skirting

Kitchen

3.45m x 2.01m (11'3" x 6'7")

Double glazed window to rear, downlights, oak wood flooring, wood worktops, storage cupboards, splashback tiling, drainer sink with mixer tap, integrated 4 ring gas cooker with oven, extractor, integrated fridge freezer, wall mounted radiator

Hallway

Parquet flooring, ceiling light, wall mounted radiator, skirting, banister staircase, modern style

Guest Wc

Laminate flooring, privacy window to side, vanity wash unit with mixer tap, toilet, ceiling light

Bedroom 1

3.76m x 3.35m (12'4" x 10'11")

Double glazed window to front, wall mounted radiator, ceiling light, fitted wardrobes with dressing table, carpet,

Bedroom 2

3.45m x 2.59m (11'3" x 8'5")

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

Bedroom 3

4.29m x 3.43m L shaped (14'0" x 11'3" L shaped)

L-Shaped, double glazed window to front, carpet, ceiling light, wall mounted radiator skirting,

Bedroom 4

3.53m x 3.33m (11'6" x 10'11")

Skylight window to rear, double glazed window to front, laminate flooring, skirting, ceiling light, wall mounted radiator

Bathroom

2.13m x 2.06m (6'11" x 6'9")

Privacy double glazed window to rear, tiled flooring, bathtub with mixer tap and shower unit, shower cubicle with thermostatic shower unit, vanity wash unit with mixer tap, heated towel rail, extractor, ceiling light, under floor heating

Ablution Room

Ceiling light point, obscure double glazed window to side and ablution washing facilities

Rear Garden

Well presented rear garden with patio, laid lawn, fence panels and hedge shrubs to boundaries, storage shed, side access

Garage

Two opening doors to front, ceiling light and power points



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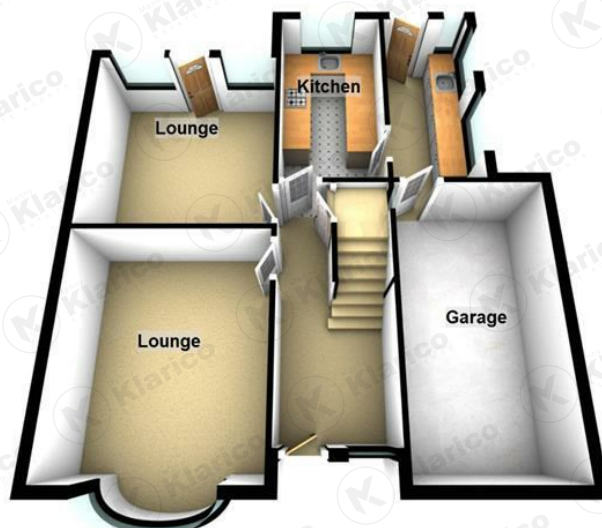


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Ground Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Second Floor

Approx. 11.6 sq. metres (124.9 sq. feet)



Total area: approx. 127.0 sq. metres (1367.3 sq. feet)

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