

Pipers Green, Hall Green



Offers Over £375,000

# Pipers Green, Hall Green

- Detached
- Huge Off-Road Parking
- uPVC Double Glazing
- Garage
- Well Presented
- 4 Bedrooms
- Extended
- Gas Central Heating
- Security Alarm System
- Chain Free

KLARICO Estate Agents proudly introduce this stunning 4 bedroom detached property situated within a prominent part of Hall Green, Birmingham. Features a huge front with off-road parking for multiple vehicles along with a large garage. Simply stunning!

The ground floor briefly comprises a living/diner with access to conservatory, a spacious kitchen with a generous number of storage units along with a separate utility area leading onto a guest WC. The first floor provides 4 spacious bedrooms with an en-suite to Bedroom 3, a family bathroom can also be found on the first floor.

This property is a beauty in its own right and is ready to move into. Within the local proximity can be found a number of good schools and nurseries including Chilcote Primary School. Local public transport links include rail and bus. This property sits approx. 4 miles outside of Birmingham City Centre. Local amenities include Tesco Express, Aldi and Waitrose along with several other outlets. Must view this property in order to appreciate its complete capacity.

## Directions

When heading onto Kedleston Road from Robin Hood Lane, take the second left onto Pipers Green.

### Frontage

Huge front with off-road parking for multiple vehicles along with a garage, driveway, blockpaved, simply stunning

### Hall

Laminate flooring, wall mounted radiator, ceiling light, skirting, storage beneath staircase

### Living/Dining Room

**8.10m x 4.65m (26'7" x 15'3")**

Double glazed bay window to front, sliding doors to conservatory, laminate flooring, wall mounted radiators, coving to ceiling, skirting, combination of ceiling/wall/down lights

### Conservatory

**3.38m x 2.68m (11'1" x 8'10")**

Double glazed conservatory, laminate flooring, double doors to rear garden

### Kitchen

**2.95m x 2.92m (9'8" x 9'7")**

Double glazed window to rear, laminate flooring, drainer sink with mixer tap, integrated 5 ring gas cooker with double oven, ceiling lights, generous number of storage cupboards, worktop, splashback tiling, extractor fan

### Utility

**2.18m x 1.50m (7'2" x 4'11")**

Double glazed window to side, wall mounted radiator, laminate flooring, ceiling light, storage cupboards, worktop, plumbing for white goods and provision for fridge freezer, door to rear garden

### WC

Privacy double glazed window to rear, wall tiles, wash basin with mono taps, toilet, ceiling light

### Landing

Carpet, ceiling light, loft hatch with pull down ladders, airing cupboard

### Bedroom 1

**3.74m x 3.16m (12'3" x 10'4")**

Double glazed window to front, laminate flooring, ceiling light, storage cupboards with sliding doors, skirting, wall mounted radiator

### Bedroom 2

**3.47m x 2.87m (11'5" x 9'5")**

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

### Bedroom 3

**5.21m x 2.54m (17'1" x 8'4")**

Double glazed window to front, fitted storage cupboards with bedside cabinets and overhead storage cupboards, ceiling light, carpet, access to en-suite

### En-suite

**2.12m x 2.54m (6'11" x 8'4")**

Privacy double glazed window to rear, shower cubicle with thermostatic shower unit, toilet, wash basin with mono taps and storage cupboards, ceiling light, wall mounted radiator

### Bedroom 4

**2.75m x 2.44m (9'0" x 8'0")**

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

### Bathroom

**1.70m x 2.74m (5'7" x 9'0")**

Privacy double glazed window to rear, toilet, vanity wash unit with mixer tap, bathtub with thermostatic shower unit, ceiling light

### Garage

**7.51m x 2.54m (24'8" x 8'4")**

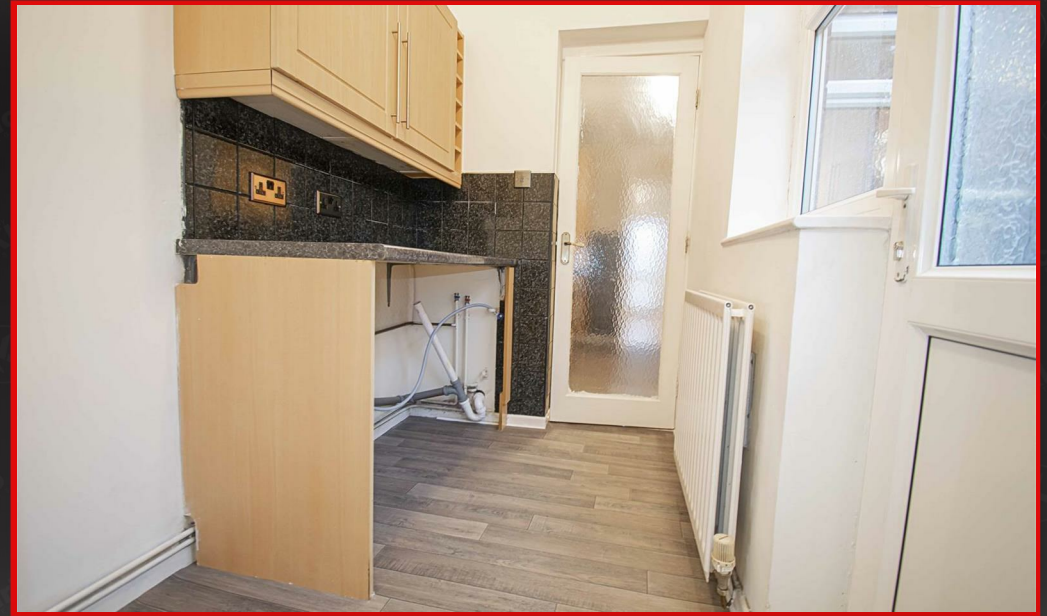
Part tiled flooring, access from front and rear, roll over door, ceiling light, huge potential, fits multiple vehicles

### Rear Garden

Patio, fence panels to boundaries, side access, laid lawn, fish pond with water filter system, well presented



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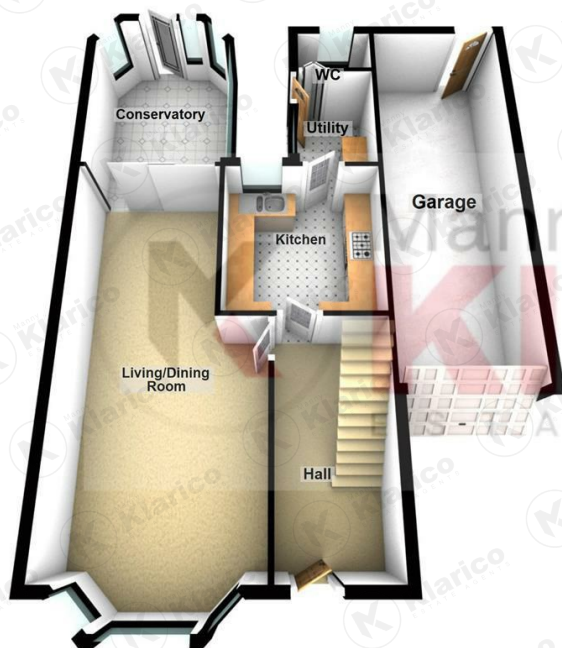


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Ground Floor



First Floor



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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