

# Primrose Lane, Hall Green



Offers Over £340,000

KLARICO Estate Agents proudly introduce this impressive 3 bed property situated within a sought after street in Hall Green, Birmingham. Benefits from having a rear extension and garage conversion. Presented to a high standard.

The ground floor briefly comprises of a spacious entrance hallway with access to the front family room, study room, living room and open-plan kitchen/diner which features ceramic floor tiling along with multiple integrated appliances. The first floor provides 3 spacious bedrooms and features fitted wardrobes to two of its bedrooms along with a spacious family bathroom. This property has been presented to an immaculate standard and features wired CCTV and alarm system.

The rear garden provides good size and has been well maintained whilst also providing a summer house to the far end which includes electrical supply.

Within the local proximity can be found a number of good schools and nurseries including Chilcote Primary School, along with easy access to public transport links including rail and bus. A number of local amenities including Waitrose and Aldi can also be found within short distance.

This is a MUST VIEW property, book your viewings today!





## Primrose Lane, Hall Green

- \* Immaculate \*
- Rear Extension
- 3 Reception Rooms
- Open-Plan Living
- Off-Road Parking
- End of terrace
- Garage Conversion
- Kitchen/Diner
- Ground Floor Shower Room
- High Spec

### Frontage

Off-road parking for multiple vehicles, clay block, well presented

### Family Room

14'5" x 11'0" (4.39m x 3.35m)  
Double glazed bay window to front, ceramic floor tiling, coving to ceiling, ceiling light, wall mounted radiator

### Living Room

13'3" x 11'0" (4.04m x 3.35m)  
Chimney breast with gas fire place, ceramic floor tiling, coving to ceiling, ceiling light, designer wall mounted radiator

### Kitchen/Diner

18'6" x 13'0" (5.65m x 3.95m)  
Open-plan kitchen/diner area with ceramic floor tiling, ceiling lights, sliding and patio doors to rear garden, coving to ceiling, granite worktops, soft close storage units, space saver unit, drainer sink with mixer tap, integrated microwave and oven, provision for American fridge freezer, down lights, designer wall mounted radiator, extractor, integrated dish washer, pantry built storage

### Shower Room

5'5" x 5'4" (1.65m x 1.62m)  
Skylight, floor and wall tiles, corner shower cubicle with thermostatic and electric shower unit, heated towel rail, wash basin with mixer tap, toilet, extractor, ceiling downlights

### Study Room

12'0" x 5'4" (3.66m x 1.62m)  
Double glazed bay window to front, carpet, ceiling light, wall mounted radiator

### Hall

Ceramic floor tiling, designer wall mounted radiator, coving to ceiling, ceiling light, double doors to front

### Bedroom 1

11'9" x 11'0" (3.58m x 3.35m)  
Double glazed window to front, fitted wardrobes, carpet, ceiling light, wall mounted radiator

### Bedroom 2

12'3" x 11'3" (3.73m x 3.42m)  
Double glazed window to rear, fitted wardrobes, carpet, ceiling light, wall mounted radiator

### Bedroom 3

8'5" x 6'11" (2.57m x 2.12m)  
Double glazed window to front, carpet, ceiling light, wall mounted radiator

## Directions





## Primrose Lane, Hall Green



### Bathroom

9'6" x 6'11" (2.90m x 2.12m)

Privacy double glazed window to rear, floor and wall tiles, bathtub, vanity wash unit with integrated toilet, wall mounted radiator, ceiling light

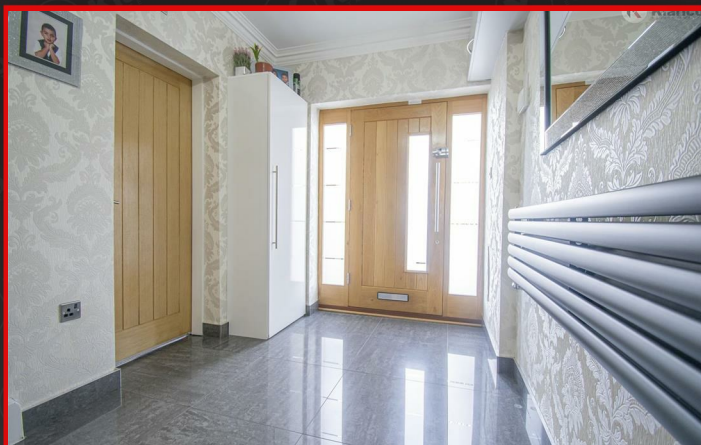
### Rear Garden

Well presented, good size, patio, fence panels to boundaries, laid lawn, external brock built summer house with electric supply, gas connection for BBQ





## Primrose Lane, Hall Green

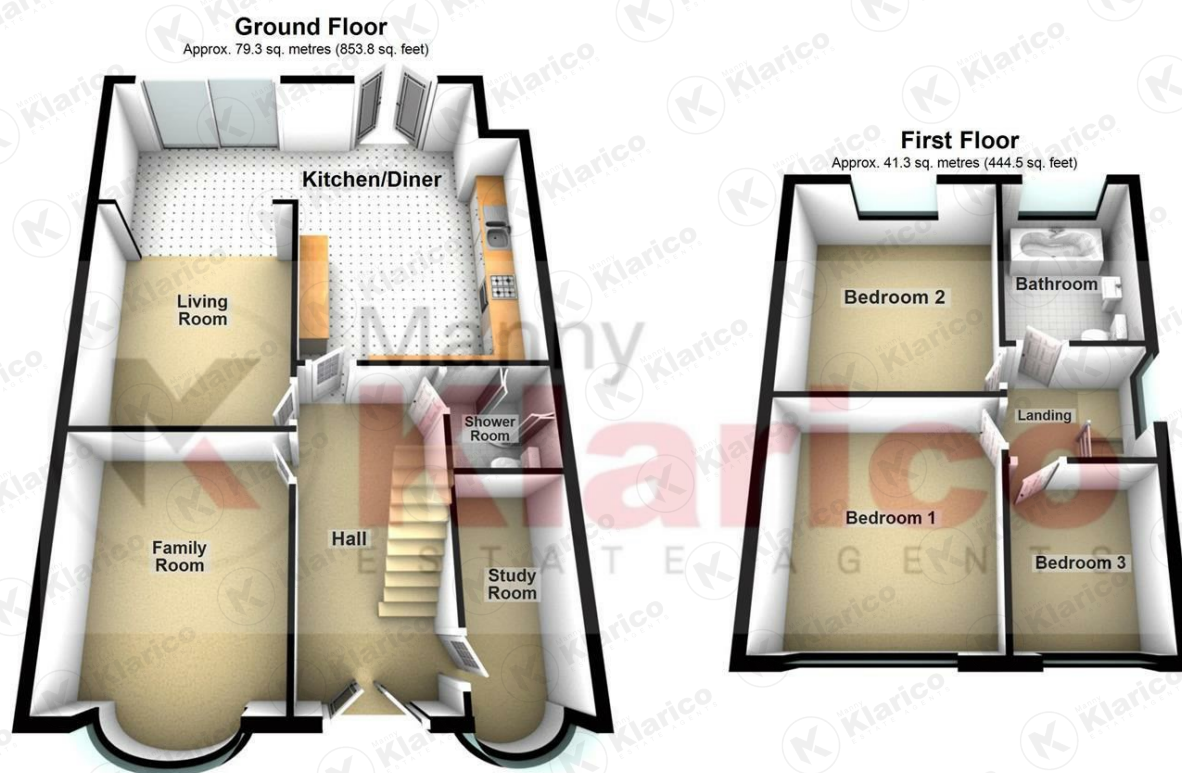




## Primrose Lane, Hall Green







Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

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.



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211  
[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

