

Fox Hollies Road, Hall Green



Offers In The Region Of £395,000

KLARICO Estate Agents proudly present this immaculate 4 bedroom property situated within a sought after street in Hall, Birmingham. Benefits from having a rear extension along with off-road parking. Complete to a high specification.

The ground floor provides an open-plan kitchen/diner along with a ground floor shower room and utility area. A large living room and reasonable sized family room may also be found on the ground floor. A water based under floor heating system runs throughout the entire ground floor with Hive wifi thermostatic controls. The first floor provides 4 spacious bedrooms complete with carpets and providing fitted storage. Radiators on the first floor are controlled on a separate zone with a separate hive thermostat. Water coming into the premises has a 25mm new plastic piping which feeds the water cylinder in the boiler room allowing for power showers that can be run simultaneously without losing any water pressure in the house.

Outside in the garden there is a brick built outhouse insulated and supplied by electric from an armored cable and having its own fuse board.

Within the local proximity can be found a number of local amenities including Waitrose, along with easy access to public transport links including rail and bus. Located approx. 4 miles from Birmingham City Centre.



Fox Hollies Road, Hall Green

- IMPRESSIVE
- 4 Bedrooms
- 2 Reception Rooms
- Under Floor Heating
- High Specification
- Rear Extension
- Off-Road Parking
- Ideal Family Home

Living Room

20'0" x 13'6" (6.10m x 4.11m)

Double glazed window to front, luxury vinyl tile flooring, ceiling and dimmer controlled downlights, under floor heating throughout.

Kitchen/Diner

18'6" x 23'8" (5.64m x 7.21m)

Double glazed window to front, bi-fold doors to rear garden, luxury vinyl tile flooring, underfloor heating, a combination of gloss white and textured grey kitchen units with Corrian by Dupont worktops, Smeg 5 burner hob, Neff extractor, Samsung integrated dishwasher, six foot integrated fridge and a separate six foot integrated freezer., A matching Smeg integrated double oven and a pull out larder unit. There is a stand alone Island with six large drawers adds to further storage options for a large family and can be used for dining . Also there is an integrated pull up electric and usb charger built into the Island.

Shower Room

5'7" x 7'10" (1.69m x 2.39m)

Skylight, luxury vinyl floor tiles and ceramic wall tiles all around inside the larger styled shower cubicle with thermostatic shower unit, floating vanity wash unit with mixer tap, floating toilet, ceiling down lights. It has a Jack and Jill opening and can be easily accessed from the kitchen or the family room.

Hall

Luxury vinyl tile flooring laid in a traditional parquet style, downlights, underfloor heating, spacious front entrance

Family Room / 5th Bedroom

14'4" x 8'11" (4.38m x 2.71m)

Double glazed window to hallway, luxury vinyl tile flooring, ceiling and downlights, underfloor heating, having a door leading into the downstairs shower room, hence this could be used as a potential 5th bedroom with ensuite.

Utility

4'3" x 7'10" (1.29m x 2.39m)

This is where the boiler, fuse board and underfloor heating manifold is housed with a plumbed washing machine and mains water stop cock.

Landing

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

Bedroom 2

8'4" x 15'10" (2.53m x 4.83m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobes and cupboards

Bedroom 1

11'5" x 15'10" (3.47m x 4.83m)

Double glazed window to front, wall mounted radiator, ceiling and wall lights, fitted wardrobes

Bedroom 3

8'11" x 13'3" (2.73m x 4.04m)

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

Bathroom

5'4" x 8'11" (1.62m x 2.71m)

Privacy double glazed window to rear, floor and wall tiles, bathtub with thermostatic shower unit, toilet, wash basin with mixer tap

Bedroom 4

7'11" x 8'11" (2.42m x 2.71m)

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

Rear Garden

Patio, hedge shrubs, laid lawn, large garden, brick built storage room to rear, fence panels to boundaries

Directions



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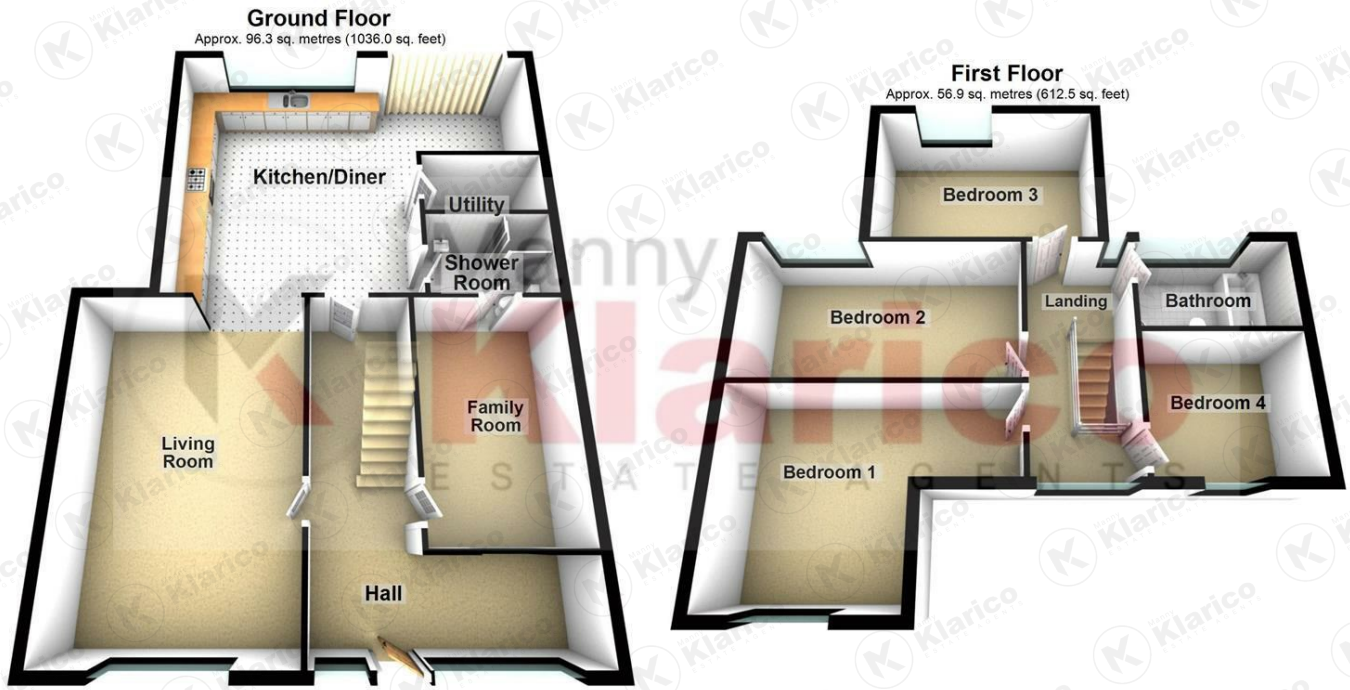


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Total area: approx. 153.2 sq. metres (1648.5 sq. feet)

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.



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