

Blackburne Road, Hall Green



Offers Over £325,000

# Blackburne Road, Hall Green

- Semi-Detached
- 2 Reception Rooms
- Off-Road Parking
- Gas Central Heating
- Ideal Family Home
- 3 Bedroom
- Garage
- uPVC Double Glazing
- Huge Further Potential (stpp)

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property, conveniently located within a popular part of Hall Green, Birmingham. Benefits from having off-road parking and a garage.

The ground floor briefly comprises two separate reception rooms, a well presented kitchen along with access into a spacious garage. The first floor provides 3 spacious bedrooms with fitted wardrobes included with the first and second bedroom. A well presented family bathroom including WC and then a separate second WC. The rear garden is of good size and features laid lawn. This property provides huge scope to be further extended to the rear and/or side of the property subject to the necessary planning permission.

Within the local proximity can be found a range of local amenities including retail and food outlets, whilst public transport links can be found within a short walking distance. This property sits approx. 4 miles outside of Birmingham City Centre.

## Directions

### Family Room

4.61m x 3.34m (15'1" x 10'11")  
Double glazed bay window to front, carpet, ceiling and wall lights, wall mounted radiator, coving to ceiling

### Living Room

4.26m x 3.34m (14'0" x 10'11")  
Double glazed sliding doors to rear, carpet, ceiling and wall lights, wall mounted radiator, coving to ceiling

### Kitchen

3.24m x 4.17m (10'8" x 13'8")  
Double glazed window and door to rear, access to garage, tiled flooring, ceiling downlights, integrated gas cooker with oven, extractor, drainer sink with mixer tap, storage cupboards, worktop, designer radiator, provision for white goods

### Garage

4.65m x 2.25m (15'3" x 7'5")  
Up and over door, ceiling light

### Bedroom 1

4.57m x 3.34m (15'0" x 10'11")  
Double glazed bay window to front, carper, ceiling light, wall mounted radiator, fitted wardrobe with sliding mirror doors

### Bedroom 2

4.25m x 3.34m (13'11" x 10'11")  
Double glazed window to rear, carpet, ceiling light, wall mounted radiator, fitted wardrobe with sliding mirror doors

### Bedroom 3

2.62m x 2.07m (8'7" x 6'9")  
Double glazed window to front, carpet, ceiling light, wall mounted radiator

### Bathroom

2.31m x 1.89m (7'7" x 6'2")  
Privacy double glazed window to side, bath with thermostatic shower unit, vanity wash unit with mixer tap, toilet, tiled flooring, ceiling light, heated towel rail

### WC

Second toilet, ceiling light, privacy double glazed window to side

### Rear Garden

Patio, laid lawn, fence panels to boundaries



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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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