

Cubley Road, Hall Green



Offers In The Region Of £325,000

KLARICO Estate Agents are delighted to present this stunning 2 bedroom bungalow located within a sought after street in Hall Green, Birmingham. The property offers an impressive plot size measuring in at just under 600 Sq metres.

The bungalow provides 2 spacious bedrooms both with fitted wardrobes. The rear of the property benefits from having been extended providing an extended living room and then offering two bathrooms. An additional dining room and rear kitchen offers good size. Although the property has been extended, it offers the potential to be further extended subject to the necessary planning permission, and with the benefit of having a large rear garden, this could become a stunning property.

The rear garden has been well looked after and could be describes as a mature garden with a range of plants and flowers along with a pond. You would really need to view the garden in person to appreciate how well it's been kept. The property provides off-road parking to the front and located within a popular street. Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus.



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- Bungalow
- Plot Size Just Under 600 Sq Metres!
- Impressive Rear Garden
- 2 Bathroom
- 2 Reception Rooms
- 2 Bedroom
- Rear Extension
- Well Presented
- Further Potential (stpp)
- Chain Free

Living Room

17'5" x 9'4" (5.30m x 2.84m)

Double glazed sliding doors to rear garden, chimney breast with gas fireplace, coving to ceiling, carpet, ceiling light

Dining Room

11'5" x 9'9" (3.49m x 2.97m)

Double glazed window to side, carpet, ceiling light, wall mounted radiator, coving to ceiling

Kitchen

9'11" x 9'9" (3.03m x 2.97m)

Double glazed window to rear, worktop, storage cupboards, ceiling spot lights, drainer sink with mixer tap, plumbing for white goods

Bedroom 1

16'0" x 10'8" (4.88m x 3.24m)

Double glazed bay window to front, carpet, ceiling light, coving to ceiling, wall mounted radiators, fitted wardrobes

Bedroom 2

14'11" x 10'5" (4.54m x 3.17m)

Double glazed bay window to front, carpet, ceiling light, coving to ceiling, fitted wardrobes, wall mounted radiators

Shower Room

Privacy double glazed window to rear, floor and wall tiles, walk-in shower unit with thermostatic unit, wash basin with mono taps, toilet, ceiling light, extractor fan

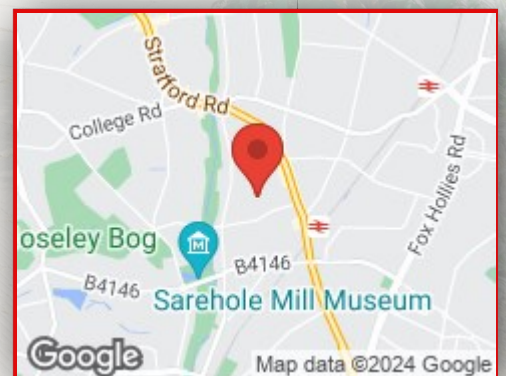
Bathroom

Privacy double glazed window to rear, wall tiles, coving to ceiling, extractor, bath with shower unit, toilet, wash basin with mixer tap, heated towel rail

Rear Garden

An absolute beauty of a rear garden, featuring a range of plants and flowers along with laid lawn, fence panels to boundaries, fish pond, two storage shed

Freehold: Freehold
Council Tax Band: C



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Total area: approx. 77.4 sq. metres (833.2 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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