

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi detached property located within a sought after street in Hall Green, Birmingham. Benefits from having off-road parking for multiple vehicles and features a stunning rear garden.

The ground floor provides 2 separate reception rooms along with a kitchen, garage and guest WC. The first floor provides 3 spacious bedrooms along with a refitted family bathroom designed to a high standard. This property features an impressive rear garden that has been well kept.

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 Local amenities including Waitrose, Aldi and a range of local food and retail outlets. This property sits approx 4 miles from Birmingham City Centre.







## Bibury Road, Hall Green

- Semi Detached
- 2 Reception Rooms
- Off-Road Parking

15'5" x 10'5" (4.70m x 3.20m)

15'8" x 11'1" (4.80m x 3.40m)

9'6" x 8'6" (2.90m x 2.60m)

gas fireplace

radiator

- Gas Central Heating
- Stunning Rear Garden

Double glazed window to front, carpet,

mounted radiator, chimney breast with

ceiling light, coving to ceiling, wall

Double glazed sliding doors to rear,

ceiling light, coving to ceiling, chimney breast with gas fireplace, wall mounted

Double glazed window to rear, ceiling light, wood flooring, drainer sink with

mixer tap, storage cupboards, worktop,

extractor, plumbing for white goods

Privacy double glazed window to front, carpet, ceiling light, wash basin with taps, toilet, ceiling light

#### Bedroom :

14'5" x 11'9" (4.40m x 3.60m)

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

#### Redroom 2

13'1" x 10'9" (4.00m x 3.30m)

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

#### Bedroom 3

8'10" x 8'10" (2.70m x 2.70m)

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

#### Bathroom

g'6" x 7'10" (2.90m x 2.40m)

Privacy double glazed window to rear and side, ceiling downlights, bath, vanity wash unit with mixer tap, toilet, wall tiles, heated towel rail, double shower enclosure with thermostatic shower unit

- 3 Bedrooms
- Well Presented
- UPVC Double Glazing
- Ideal Family Home
- Further Potential (stpp)

#### **Utility Area**

Located to the rear of the garage with ceiling light, plumbing for white goods

#### Garage

52'5" x 7'6" (16.00m x 2.30m) Spacious garage, ceiling light, up and over door

#### Rear Garden

Laid lawn, fence panels to boundaries, patio

### **Directions**



# Bibury Road, Hall Green







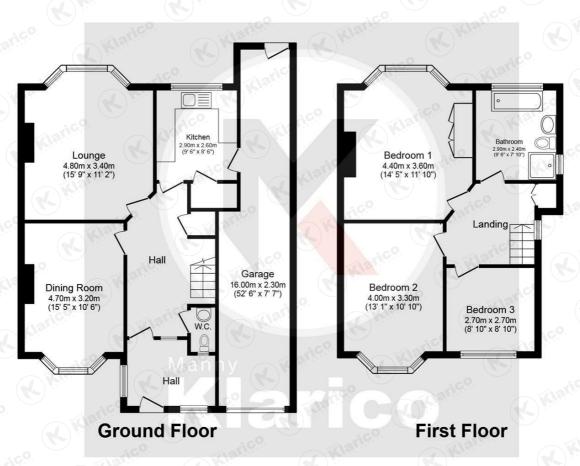












Total floor area 141.8 sq.m. (1,527 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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