

# Bibury Road, Hall Green



**Offers Over £350,000**

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
- Gas Central Heating
- Stunning Rear Garden
- 3 Bedrooms
- Well Presented
- UPVC Double Glazing
- Ideal Family Home
- Further Potential (stpp)

## Dining Room

15'5" x 10'5" (4.70m x 3.20m)  
Double glazed window to front, carpet, ceiling light, coving to ceiling, wall mounted radiator, chimney breast with gas fireplace

## Lounge

15'8" x 11'1" (4.80m x 3.40m)  
Double glazed sliding doors to rear, ceiling light, coving to ceiling, chimney breast with gas fireplace, wall mounted radiator

## Kitchen

9'6" x 8'6" (2.90m x 2.60m)  
Double glazed window to rear, ceiling light, wood flooring, drainer sink with mixer tap, storage cupboards, worktop, extractor, plumbing for white goods

## WC

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

## Bedroom 1

14'5" x 11'9" (4.40m x 3.60m)  
Double glazed bay window to rear, ceiling light, carpet, wall mounted radiator

## Bedroom 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

9'6" 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

## 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



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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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