

Gresham Road, Hall Green



Offers Over £280,000

Gresham Road, Hall Green

- Mid Terraced
- Kitchen Rear Extension
- Off-Road Parking
- Gas Central Heating
- Chain Free
- Spacious Entrance Hallway
- 3 Bedroom
- UPVC Double Glazing
- Further Potential (stpp)

Tenure: Freehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this 3 bedroom mid terraced property located within a sought after street in Hall Green, Birmingham. Features a rear extension and benefits from having off-road parking for multiple vehicles.

The ground floor with these properties begins with an impressive open and spacious hallway and then provides a dining room with access into the lounge. The kitchen benefits from an extension to the rear along with a toilet. The first floor provides 3 spacious bedrooms along with a family bathroom. This property has the potential for a further rear extension subject to the necessary planning permission and has the potential to become an impressive and large family home.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links. Nearby facilities including Tesco Express within talking distance. This property sits approx 3.5 miles from Birmingham City Centre.

Lounge

4.50m x 3.60m (14'9" x 11'9")

Double glazed window to front, carpet, chimney breast with gas fire, ceiling spotlights, coving to ceiling, wall mounted radiator

Dining Room

4.00m x 3.60m (13'1" x 11'9")

Double glazed patio doors to rear, carpet, chimney breast with gas fire, ceiling spotlights

Kitchen

4.40m x 2.50m (14'5" x 8'2")

Wood flooring, double glazed window to rear garden, breakfast area, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods, ceiling light

Bedroom 1

4.50m x 3.70m (14'9" x 12'1")

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

Bedroom 2

3.70m x 3.20m (12'1" x 10'5")

Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator, fitted storage cupboards

Bedroom 3

3.00m x 2.40m (9'10" x 7'10")

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

Bathroom

2.40m x 1.80m (7'10" x 5'10")

Privacy double glazed window to rear, lino flooring, bath with electric shower unit, toilet, pedestal sink with mixer tap, ceiling light

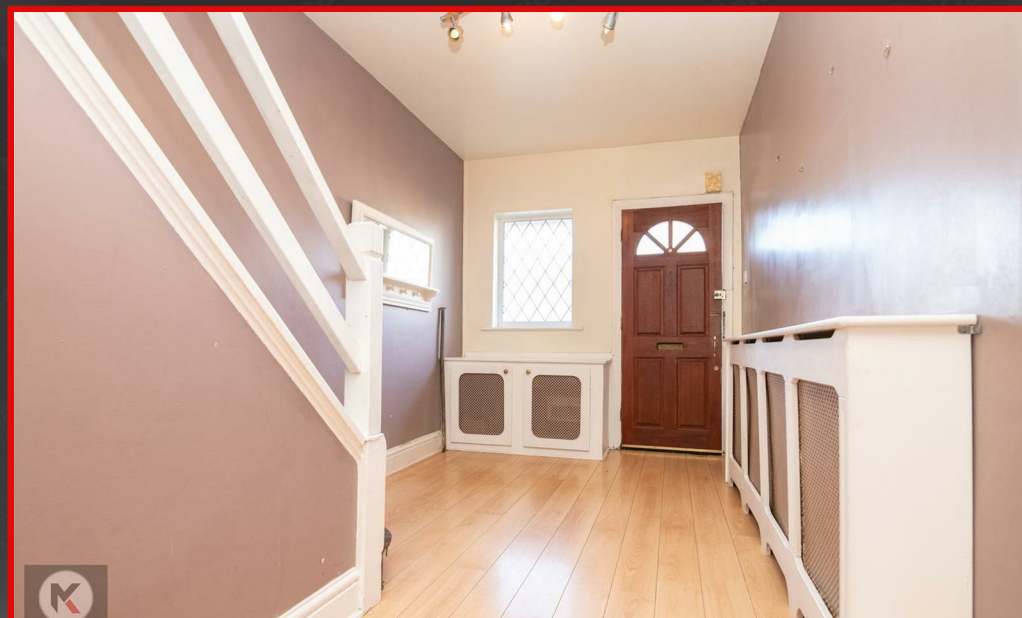
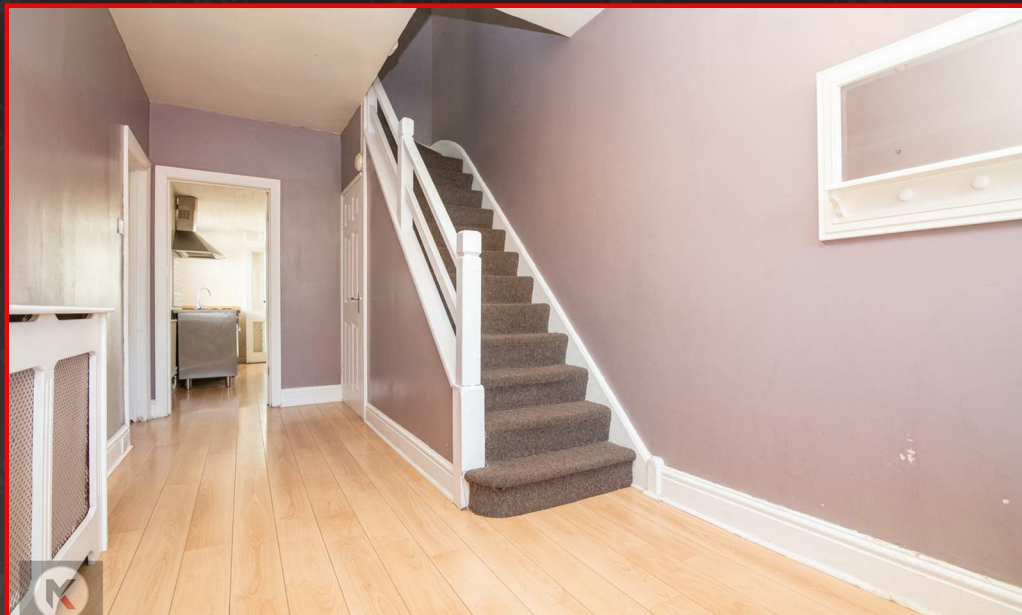
Rear Garden

Decking, fence panels to boundaries, laid lawn

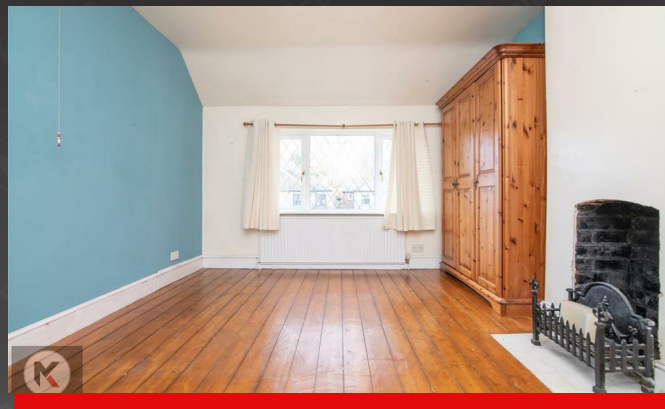
Directions



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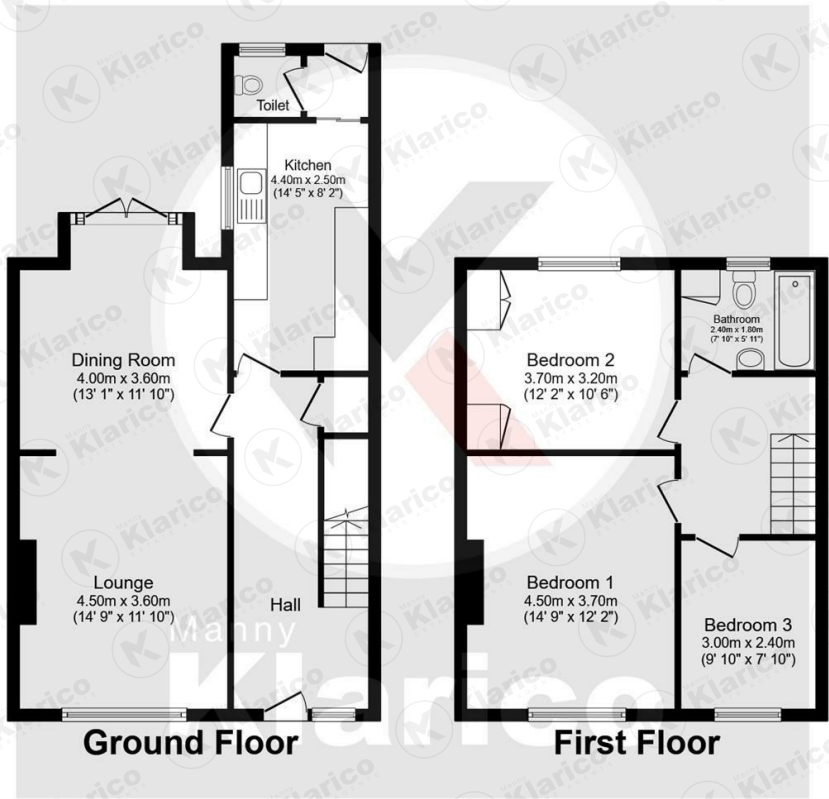


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Total floor area 107.4 m² (1,156 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	54		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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