

Glen Rise,



Offers Over £280,000



## Glen Rise,

- Semi-Detached
- Rear Extension
- Garage
- Conservatory
- Chain Free
- 3 Bedrooms
- Side Extension
- Well Presented
- Further Potential (stpp)

**Tenure: Freehold**  
**Council Tax Band: C**

KLARICO Estate Agents are delighted to introduce this stunning 3 bedroom semi-detached property located within a sought after part of Birmingham. Features a garage to the side and benefits from having a rear extension along with a conservatory.

The ground floor benefits from having a rear and side extension providing 2 separate reception rooms, and extended kitchen, a conservatory and the side extension providing a refitted shower room and guest WC. The first floor provides 3 spacious bedrooms, a family bathroom and separate W.C. Although this property provides a significant extension to the ground floor, further potential can also be found by means of a double storey side extension and/or loft conversion (stpp).

Within the local proximity can be found a number of good schools and nurseries including Our Lady of Lourdes Catholic Primary School which has been rated outstanding by Ofsted.. Easy access to public transport link including Yardley Wood rail station can be found within a few minutes walking distance.

## Directions

### Reception Room

3.30m x 3.20m (10'9" x 10'5")  
Double glazed bay window to front, carpet, ceiling and wall lights, wall mounted radiator

### Lounge/Dining Room

7.40m x 2.80m (24'3" x 9'2")  
Double glazed window and patio door to rear, carpet, ceiling lights, wall mounted radiators, chimney breast with fireplace

### Kitchen

5.00m x 2.40m (16'4" x 7'10")  
Extended kitchen, tiled flooring, ceiling light, worktop, storage cupboards, drainer sink with mixer tap, backsplash tiles, wall mounted radiator

### Conservatory

4.20m x 2.40m (13'9" x 7'10")  
Double glazed windows to rear, tiled flooring, ceiling light

### W.C.

Privacy double glazed window to rear, toilet, vanity wash unit with mixer tap, ceiling light

### Shower Room

2.20m x 2.20m (7'2" x 7'2")  
Ceiling light, heated towel rail, tiled flooring, walk-in shower with thermostatic shower unit, extractor

### Garage

6.60m x 2.20m (21'7" x 7'2")  
Ceiling light, up and over door

### Bedroom 1

4.30m x 3.20m (14'1" x 10'5")  
Double glazed bay window to rear, wood flooring, ceiling light, wall mounted radiator

### Bedroom 2

3.70m x 3.00m (12'1" x 9'10")  
Double glazed bay window to front, wood flooring, ceiling light, fitted wardrobes, wall mounted radiator

### Bedroom 3

2.00m x 2.00m (6'6" x 6'6")  
Double glazed bay window to front, ceiling light, wall mounted radiator, carpet

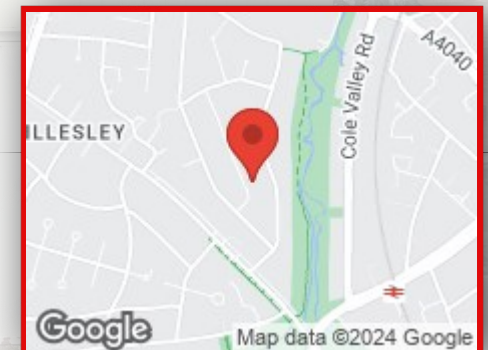
### Bathroom

2.40m x 1.60m (7'10" x 5'2")  
Privacy double glazed window to rear, lino flooring, bath, pedestal sink with taps

### Toilet

### Rear Garden

Laid lawn, hedge shrubs and fence panels to boundaries





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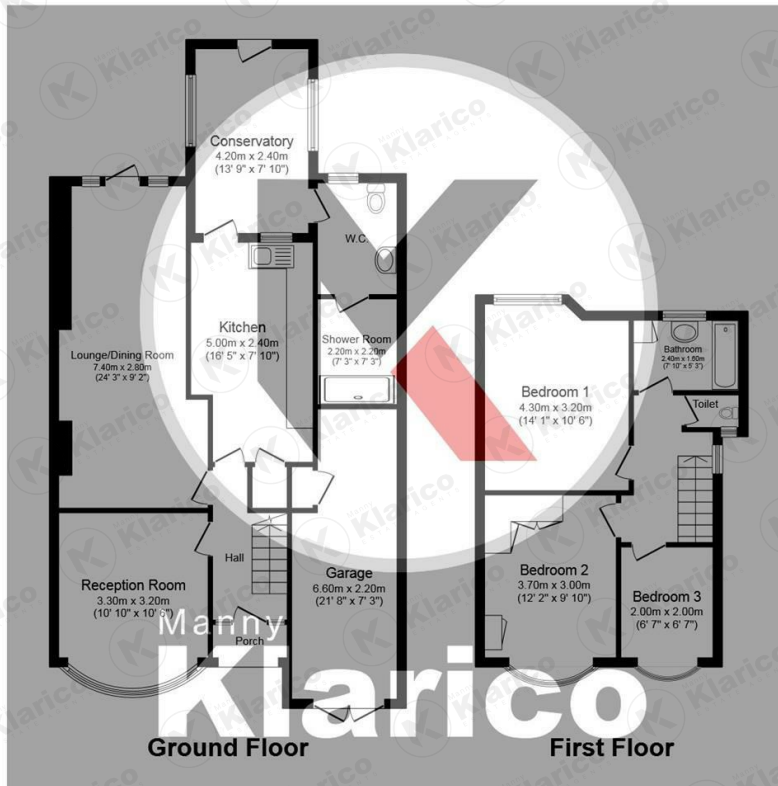




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**Klarico**  
ESTATE AGENTS



Total floor area 138.0 sq.m. (1,486 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>82</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

