

Cole Valley Road, Hall Green



£425,000



## Cole Valley Road, Hall Green

- Detached
- Well Presented
- Off-Road Parking
- 2 Reception Rooms
- UPVC Double Glazing
- Corner Plot
- Potential To Extend/Develop (stpp)
- 3 Bedrooms
- Gas Central Heating
- Chain Free

Tenure: Freehold  
Council Tax Band: D

KLARICO Estate Agents are presenting this spectacular 3 bedroom detached property located within a prominent part of Hall Green, Birmingham. Benefits from having off-road parking for multiple vehicle and provides further potential to be extended (stpp)

The ground floor features 2 separate reception rooms along with an extended kitchen/diner. A guest WC is located on the ground floor. The first floor provides 3 spacious bedrooms along with family bathroom. As a corner property, this property features an impressive garden with adequate space for the property to be further extended (stpp). Within the local proximity can be found a number of good schools and nurseries including a range of local shopping outlets. Nearby transport facilities include rail and bus.

### Dining Room

Double glazed bay window to front, wood flooring, ceiling and wall lights, wall mounted radiators

### Lounge

Double glazed bay windows to rear with patio doors, wood flooring, ceiling lights, wall mounted radiators

### Kitchen/Diner

Double glazed window and door to rear, tiled flooring, worktop, drainer sink with mixer tap, storage cupboards, plumbing for white goods, designer wall mounted radiator, ceiling downlights

### Guest WC

Vanity wash unit with mixer tap, toilet, ceiling light, floor and wall tiles

### Bedroom 1

Double glazed bay window to front, ceiling downlights, fitted wardrobes, carpet, wall mounted radiator

### Bedroom 2

Double glazed bay window to rear, ceiling downlights, fitted wardrobes, carpet, wall mounted radiator

### Bedroom 3

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

### Bathroom

Privacy double glazed window to rear, tiled flooring, bath with shower unit, toilet, pedestal sink with taps, corner shower cubicle with thermostatic shower unit, ceiling downlights

### Rear Garden

Patio, laid lawn, hedge shrubs to boundaries

## Directions



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Floorplan 1



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(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 <sub>2</sub> emissions			
			56				74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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