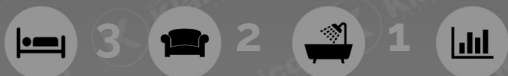


Highfield Road, Hall Green



Offers Over £275,000

Highfield Road, Hall Green

- Semi-Detached
- Garage
- Extended Kitchen
- 3 Bedrooms
- CHAIN FREE
- HUGE POTENTIAL (STPP)
- Off-Road Parking
- Utility/Store Room
- 2 Reception Rooms

Tenure: Freehold
Council Tax Band: D

KLARICO Estate Agents are delighted to present this 3 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Huge scope and potential with this one (stpp). A MUST VIEW PROPERTY!

The ground floor provides an impressive size featuring 2 separate reception rooms, an extended kitchen, an extended utility room and garage to the front. The first floor provides 3 bedrooms along with a family bathroom. Currently in need of modernising and has the potential to become an impressive family home once renovated. The property features a large rear garden.

Within the local proximity can be found a number of good schools and nurseries along with a range of local shopping outlets including Tesco Express. Transport links including rail and bus can both be accessible within a short walking distance.

Directions

Hall

Ceiling light, carpet, wall mounted radiator

Reception Room

4.60m x 3.50m (15'1" x 11'5")
Double glazed bay window to front, carpet, ceiling and wall lights, fireplace, wall mounted radiator

Lounge

4.80m x 3.50m (15'8" x 11'5")
Double glazed patio doors to rear, carpet, ceiling and wall lights, wall mounted radiator, fireplace

Kitchen

5.10m x 2.00m (16'8" x 6'6")
Double glazed windows to rear, storage units, drainer sink with mixer tap, wall mounted radiator

Store/Utility

4.50m x 2.50m (14'9" x 8'2")

Garage

6.00m x 2.50m (19'8" x 8'2")

Bedroom 1

4.20m x 3.50m (13'9" x 11'5")
Double glazed window to rear, carpet, ceiling light, fitted wardrobes, wall mounted radiator

Bedroom 2

4.70m x 3.20m (15'5" x 10'5")
Double glazed bay window to front, carpet, ceiling light, wall mounted radiator, fitted wardrobes

Bedroom 3

3.00m x 2.20m (9'10" x 7'2")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bathroom

2.70m x 2.00m (8'10" x 6'6")
Privacy double glazed window to rear, bath, pedestal sink with mixer tap, toilet, ceiling light

Rear Garden

Laid lawn, patio, fence panels to boundaries



Highfield Road, Hall Green

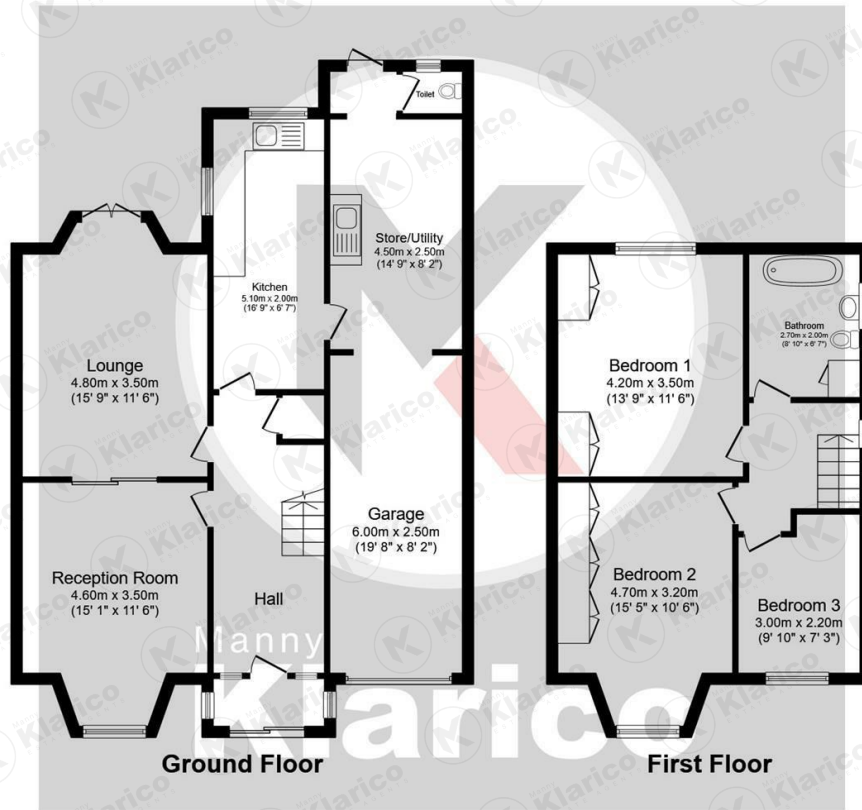


Highfield Road, Hall Green



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Total floor area 131.2 sq.m. (1,412 sq.ft.) approx

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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