

Barton Croft, Hall Green



Offers Over £295,000

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- Semi-Detached
- 2 Reception Rooms
- Conservatory
- Stunning Rear Garden
- Off-Road Parking
- 3 Bedrooms
- Well Presented
- Ideal Family Home

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property situated within a sought after street in Hall Green, Birmingham. Falls within the catchment of Chilcote Primary School.

The ground floor provides 2 stunning reception rooms along with a modernised kitchen and breakfast area. The ground floor benefits from having a conservatory, bringing in plenty of natural light. The first floor provides 3 spacious bedrooms along with an immaculate family bathroom.

Off-road parking can be found to the front of the property, and the rear garden is a beauty to look at, with laid lawn and plenty of space.

Public transport links can be easily found within a short distance which includes rail and bus, and this property sits approx. 1.5 miles from the Shirley Shopping parade.

Directions

Frontage

Off-Road Parking

Living Room

4.31m x 3.38m (14'2" x 11'1")

Double glazed bay window to front, wood flooring, ceiling light, chimney breast with gas fire place, wall mounted radiator

Sitting Room

3.96m x 4.54m (13'0" x 14'11")

Wood flooring, ceiling lights and downlights, wall lights, wall mounted radiator

Kitchen

1.95m x 4.67m (6'5" x 15'4")

Double glazed window to rear, tiled flooring, ceiling spotlights, wall mounted radiator, worktop, integrated gas cooker with oven, extractor, drainer sink with mixer tap, storage cupboards, breakfast area, splashback, plumbing for white goods

Conservatory

4.74m x 3.55m (15'7" x 11'8")

Wood flooring, ceiling light, patio doors to rear garden

Bedroom 1

4.48m x 3.57m (14'8" x 11'9")

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

Bedroom 2

3.18m x 2.71m (10'5" x 8'11")

Double glazed bay window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

3.59m x 2.06m (11'9" x 6'9")

Double glazed bay window to rear, carpet, ceiling light, wall mounted radiator

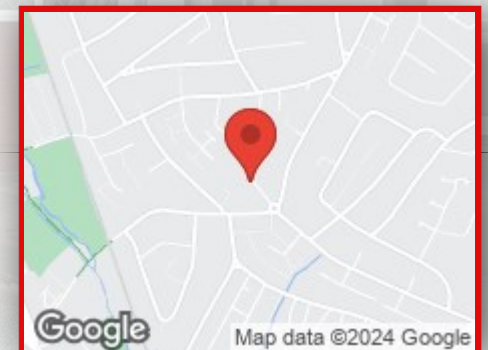
Bathroom

1.55m x 2.61m (5'1" x 8'7")

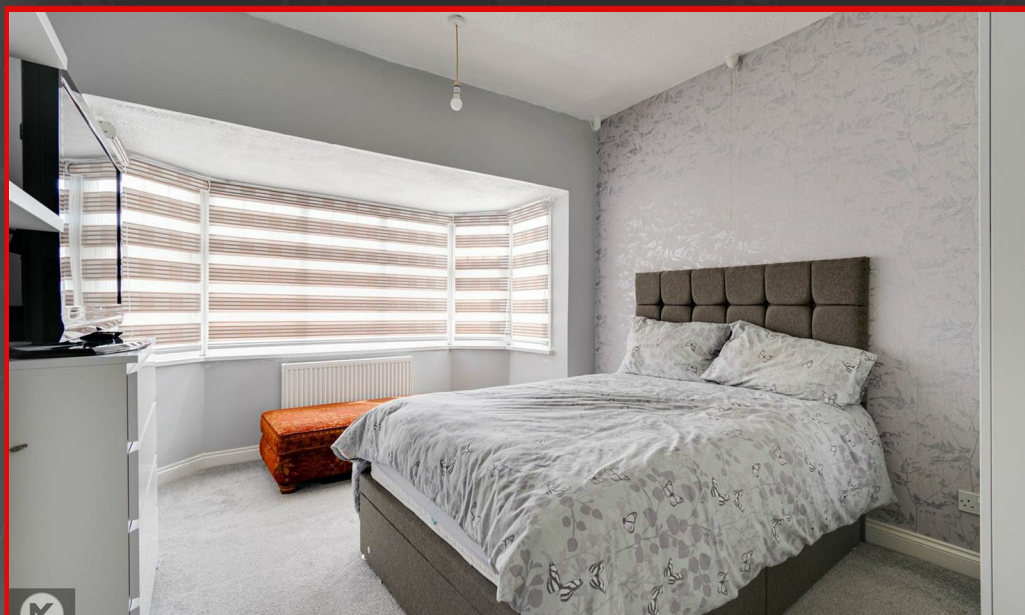
Privacy double glazed window to rear, wall and floor tiles, bathtub with thermostatic shower unit and shower screen, toilet, vanity wash unit with mixer tap, designer radiator, ceiling light

Rear Garden

Fence panels and hedge shrubs to boundaries, patio, laid lawn



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

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