

Shirley Road, Hall Green



Offers In The Region Of £369,000

KLARICO Estate Agents would like to present this 3 Bedroom detached property situated within a prominent part of Hall Green. Benefits from having a garage and features off-road parking to the front. Presented to a good standard and offers further potential to be extended (stpp)

The ground floor provides a large reception room followed by a kitchen diner alongside a conservatory and a shower room. The first floor briefly consists of 3 well sized bedrooms with a family bathroom. This property benefits from a garage to the side alongside a well presented, spacious rear garden.

Off-road parking can also be found to the front of the property.

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.



Shirley Road, Hall Green

- 3 Bedrooms
- Off-Road Parking
- Gas Central Heating
- Conservatory
- Well Presented
- Detached
- Double Glazing
- Rear Garden
- Ideal Family Home

Reception Room

18'4" x 12'5" (5.60m x 3.80m)
Double glazed bay window to front, coving to ceiling, wall mounted radiator, ceiling light, carpet, fireplace

Kitchen

19'0" x 9'2" (5.80m x 2.80m)
Double glazed window to rear, storage units, worktops, tiled flooring, laminate flooring, splashback, drainer sink with mixer tap, ceiling light, skirting

Conservatory

15'1" x 10'5" (4.60m x 3.20m)
Tiled flooring, skirting, ceiling light

Shower Room

5'2" x 4'7" (1.60m x 1.40m)
Double glazed privacy window to rear, splashback tiling, wash basin, shower

Garage

28'10" x 6'6" (8.80m x 2.00m)

Bedroom 1

15'8" x 11'5" (4.80m x 3.50m)
Double glazed bay window to front, ceiling light, carpet

Bedroom 2

14'5" x 11'5" (4.40m x 3.50m)
Double glazed window to rear, ceiling light, carpet

Bedroom 3

7'10" x 6'6" (2.40m x 2.00m)
Double glazed window to front, wall mounted radiator, ceiling light, carpet

Bathroom

8'6" x 7'10" (2.60m x 2.40m)
Double glazed privacy window to rear, bathtub, wash basin, tiled flooring, splashback tiling, ceiling downlights, shower

Rear Garden

Patio, fence panels to boundaries, well presented

General Information

General Information - We understand the property is Freehold with vacant possession upon completion.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and

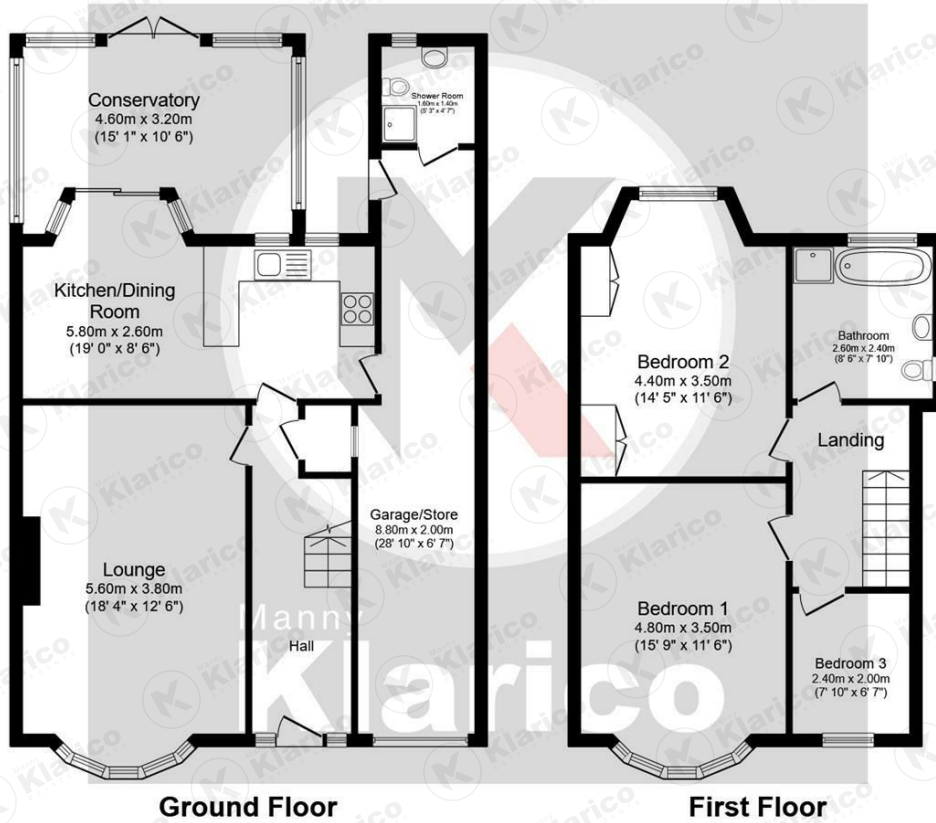
so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Buyers are advised to obtain verification from their Solicitor. These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars. Council tax band D.

Directions



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Total floor area 135.9 m² (1,462 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



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