

# Shirley Road, Hall Green



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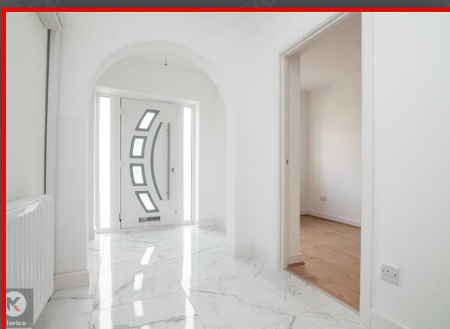
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£490,000

KLARICO Estate Agents are delighted to present this immaculate 5 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Benefits from having a double storey rear and side extension. Newly renovated.

The ground floor provides 2 spacious reception rooms along with a study room with an en-suite. The kitchen benefits from having been extended to the rear and completed to a high standard. The first floor features 5 bedrooms of good size benefiting from the rear double storey extension. The property features a good size rear garden and provided ample off-road parking to the front of the property.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus. This property sits approx. 4 miles from Birmingham City Centre.





# Shirley Road, Hall Green

- Newly Renovated
- Double Storey Side and Rear Extension
- 5 Bedrooms
- Off-Road Parking
- Chain Free
- Recently Extended
- Immaculate Condition
- Semi-Detached
- Ideal Family Home

## Living Room

14'9" x 11'9" (4.50m x 3.60m)

Double glazed bay window to front, wood flooring, ceiling light, coving to ceiling, wall mounted radiator

## Dining Room

14'9" x 11'1" (4.50m x 3.40m)

Double glazed patio doors to rear, wood flooring, fireplace, wall mounted radiator, ceiling light, coving to ceiling

## Kitchen

13'1" x 13'1" (4.00m x 4.00m)

Double glazed window to rear, ceramic floor tiling, ceiling downlights, worktop, storage cupboards, integrated gas cooker with oven, extractor, drainer sink with mixer tap, plumbing for white goods

## Study

13'1" x 5'6" (4.00m x 1.70m)

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

## En-Suite

5'6" x 5'2" (1.70m x 1.58m)

Wet room with floor and wall tiles, toilet, thermostatic shower unit, pedestal sink with mixer tap, ceiling light

## Bedroom 1

14'9" x 11'1" (4.50m x 3.40m)

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

## Bedroom 2

14'9" x 11'1" (4.50m x 3.40m)

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

## Bedroom 3

9'10" x 7'2" (3.00m x 2.20m)

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

## Bedroom 4

7'2" x 6'6" (2.20m x 2.00m)

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

## Bedroom 5

12'9" x 5'6" (3.90m x 1.70m)

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

## Bathroom

9'10" x 4'7" (3.00m x 1.40m)

Privacy double glazed window to rear, floor and wall tiles, heated towel rail, bath with thermostatic shower unit, vanity wash unit with mixer tap, toilet, ceiling downlights

## W.C.

Privacy double glazed window to side, heated towel rail, pedestal sink with taps, toilet, ceiling light

## Rear Garden

Fence panels to boundaries, laid lawn, patio

## Directions







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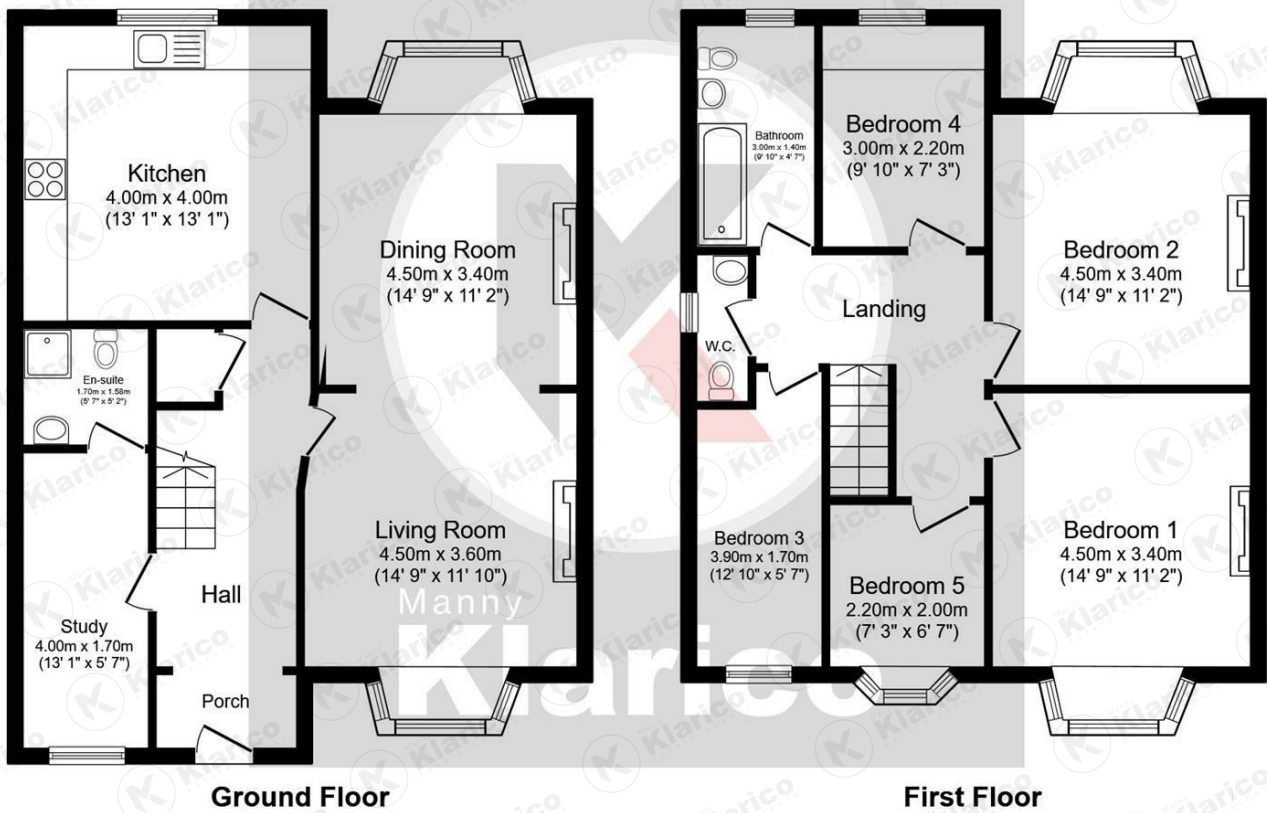




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Total floor area 130.9 m<sup>2</sup> (1,409 sq.ft.) approx

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



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