

Peverell Drive, Hall Green



Offers Over £375,000

Peverell Drive, Hall Green

- Detached
- Off-Road Parking To Front and Side
- Spacious Bathroom
- Impressive Entrance Hallway
- Ideal Family Home
- Detached Garage
- 3 Spacious Bedrooms
- Guest WC
- Conservatory
- Chain Free

Tenure: Freehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this impressive detached property with a detached garage to the side. Presented to a good standard and features a conservatory. Provides off-road parking to the front and side with access to the garage.

The ground floor benefits from having a stunning entrance hallway with access to a ground floor W.C. The property features 2 separate reception rooms of good size along with a spacious kitchen which provides access into the conservatory. The property features 3 bedrooms all of good size along with a spacious bathroom with shower. This property features an impressive rear garden with laid lawn.

Within the local proximity can be found a number of good schools and nurseries including Hall Green Primary School. Public transport links including rail and bus can also be found within a short distance.

Directions

Hall

Stunning entrance hallway, wood flooring, wall mounted radiator, ceiling light, wide and spacious

Dining Room

3.50m x 3.10m (11'5" x 10'2")
Double glazed window to front, carpet, ceiling light, wall mounted radiator, coving to ceiling

Kitchen

3.60m x 2.60m (11'9" x 8'6")
Double glazed window to rear, tiled flooring, ceiling light, worktop, drainer sink with mixer tap, integrated appliances include gas cooker and double oven point. Storage cupboards, plumbing for white goods

Lounge

3.90m x 3.60m (12'9" x 11'9")
Ceiling light, coving to ceiling, carpet, wall mounted radiator

Study

3.70m x 1.50m (12'1" x 4'11")
Double glazed window to rear, coving to ceiling, carpet

W.C.

Toilet, ceiling light, pedestal sink with taps

Conservatory

3.90m x 2.60m (12'9" x 8'6")
Wood flooring, wall mounted radiator

Bedroom 1

4.10m x 3.60m (13'5" x 11'9")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

3.50m x 3.10m (11'5" x 10'2")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

3.60m x 2.50m (11'9" x 8'2")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bathroom

3.50m x 2.50m (11'5" x 8'2")
Privacy double glazed window to rear, tiled flooring, bath with electric shower unit, shower cubicle, pedestal sink with mixer tap, toilet

Garage

5.50m x 2.70m (18'0" x 8'10")
Detached garage to the side of the property. Good size.

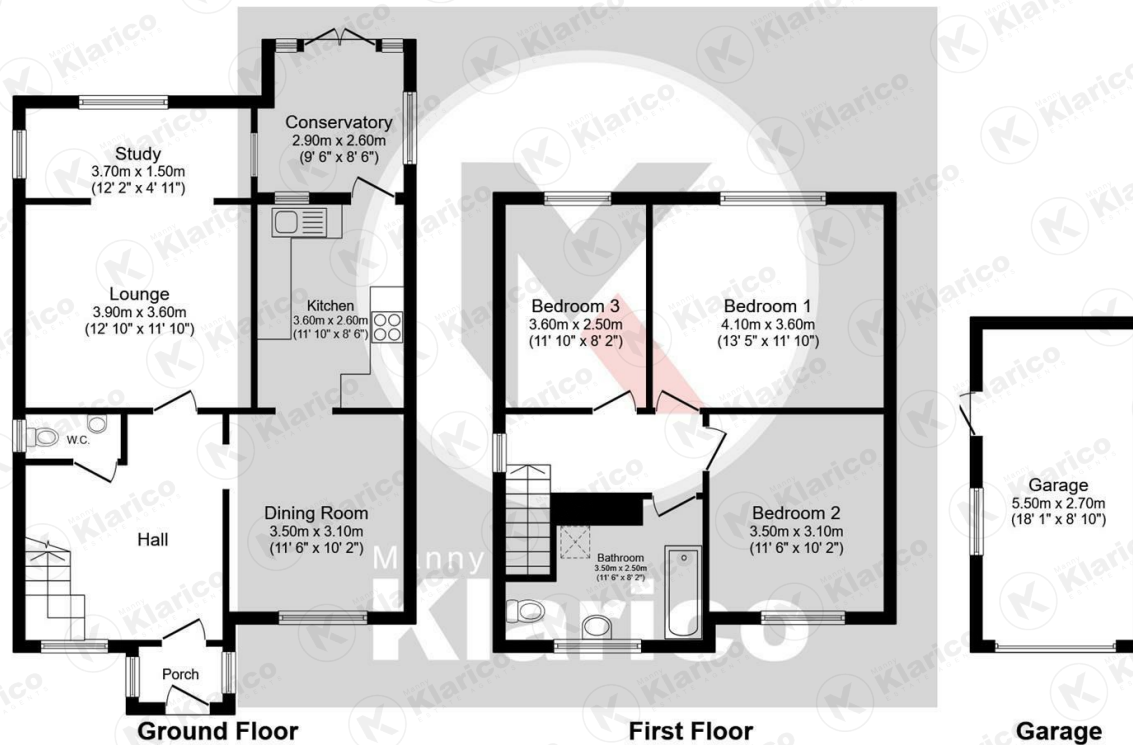


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Total floor area 130.2 m² (1,401 sq.ft.) approx

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			
(92 plus) A		83	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D		63	(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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