

Rowan Drive, Hall Green



£425,000

# Rowan Drive, Hall Green

- Immaculate Condition
- 4 Bedrooms
- 2 Reception Rooms
- Guest W.C.
- Garage
- Detached
- Master Bedroom to En-Suite
- dedicated Utility Room
- Off-Road Parking
- CHAIN FREE

Tenure: Freehold  
Council Tax Band: E

KLARICO Estate Agents are delighted to present this stunning 4 bedroom detached property located within a sought after part of Hall Green, Birmingham. Features an en-suite to the master bedroom with most of the property having been recently renovated.

The ground floor briefly comprises a spacious lounge, a dining room, a newly refitted kitchen with access to a newly refitted utility room. The ground floor further provides a guest W.C. and access into the garage. The first floor provides 4 spacious bedrooms with an en-suite to the master bedroom. A family bathroom is also located on the first floor. This property features a well maintained rear garden and offers off-road parking to the front.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links. Shirley shopping parade is located approx. 2 miles from the Birmingham, providing access to a range of shopping facilities.

## Directions

### Lounge

**5.60m x 3.50m (18'4" x 11'5")**

Double glazed bay window to front, coving to ceiling, wood flooring, wall mounted radiators, ceiling lights

### Dining Room

**3.80m x 2.60m (12'5" x 8'6")**

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

### Kitchen

**3.70m x 3.00m (12'1" x 9'10")**

Double glazed window to rear, wood flooring, wall mounted radiator, Quartz worktop, drainer sink with mixer tap, soft close storage cupboards, extractor, wine storage. Integrated appliances include dish washer and gas cooker, oven and microwave. ceiling light, splashback

### Utility

**3.00m x 2.40m (9'10" x 7'10")**

Double glazed window and door to rear garden, wall mounted radiator, drainer sink with mixer tap, soft close storage cupboards, plumbing for white goods, wood flooring, ceiling light

### Guest W.C.

Privacy double glazed window to front, wall mounted radiator, part wall tiles, toilet, basin with mixer tap, ceiling light

### Bedroom 1

**4.00m x 3.50m (13'1" x 11'5")**

Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator, access to en-suite

### Bedroom 1 En-Suite

**2.00m x 1.70m (6'6" x 5'6")**

Privacy double glazed window to side, shower enclosure with thermostatic shower unit, toilet, basin with mixer tap, ceiling light

### Bedroom 2

**4.00m x 2.40m (13'1.0'0" x 7'10")**

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

### Bedroom 3

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

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

### Bedroom 4

**2.80m x 1.70m (9'2" x 5'6")**

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

### Bathroom

**2.00m x 1.60m (6'6" x 5'2")**

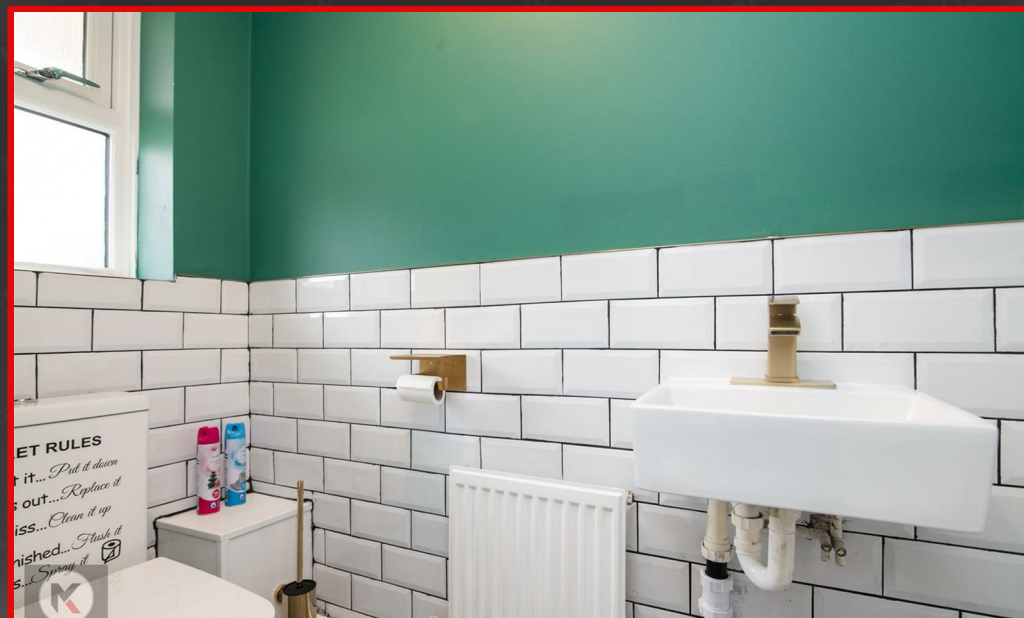
Privacy double glazed window to side, bath with shower, basin with taps, toilet, ceiling light, wall mounted radiator

### Rear Garden

Patio, laid lawn, fence panels to boundaries



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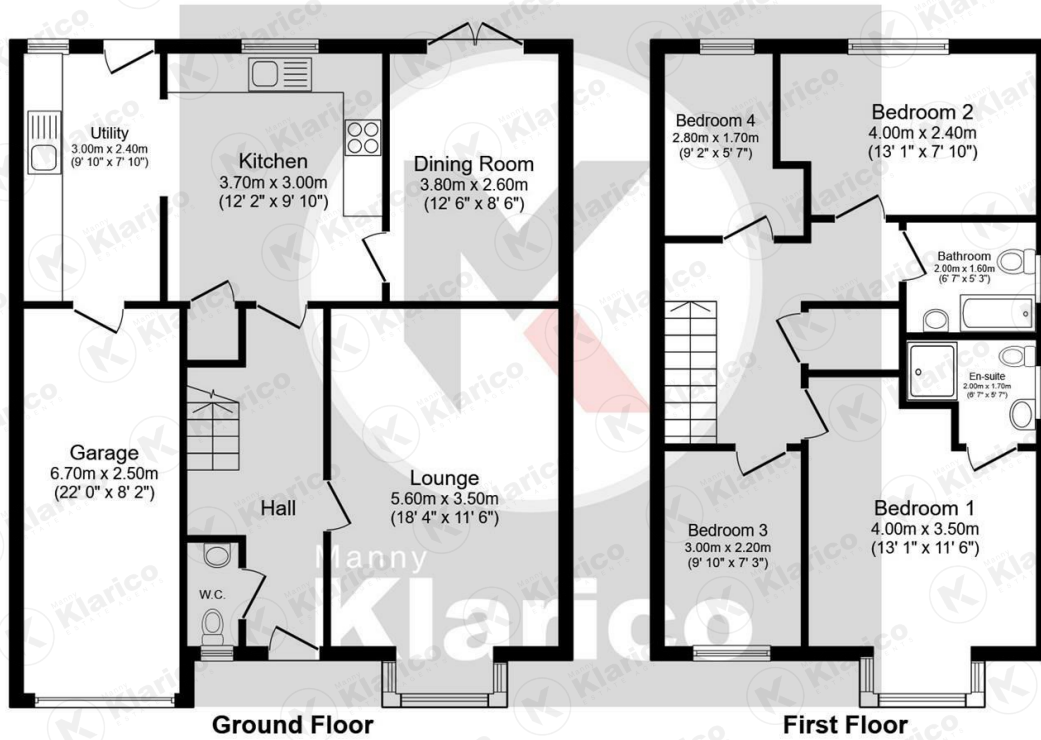
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Manny  
**Klarico**  
ESTATE AGENTS



Total floor area 130.1 m<sup>2</sup> (1,400 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		62	82
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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