

Green Avenue, Hall Green



Offers Over £435,000

KLARICO Estate Agents are excited to introduce this IMMACULATE 4 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Features an impressive double storey rear and side extension to offer 4 large bedrooms and a spacious kitchen/diner. A MUST VIEW!

The ground floor benefits from having a side extension to provide a stunning kitchen/diner with access into the ground floor shower room. In addition to this the property features 2 separate reception rooms with double doors from the lounge to the rear garden, as well as access from the kitchen to the rear garden too. The first floor benefits from having the double storey rear and side extension to provide 4 bedrooms, all of good size ranging between 12 and 14 square meters along with a family bathroom.

This property features an impressive rear garden of good size and width not being overlooking by properties on the opposite side. Off-road parking can be found to the front. Within the local proximity can be found a number of good schools and nurseries including a Hall Green School with public transport facilities including rail and bus also found within short distances.



Green Avenue, Hall Green

- Impressive Double Storey Rear and Side Extension
- 4 Good Size Bedrooms
- Wide Rear Garden
- 2 Bathroom
- Gas Central Heating
- Immaculate Condition
- Off-Road Parking
- Extended Kitchen/Diner
- UPVC Double Glazing
- 2 Reception Rooms

Entrance Hall

Spacious entrance hallway coming off the porch area with wood flooring, ceiling light, wall mounted radiator

Reception Room

12'1" x 11'5" (3,70m x 3,50m)
Double glazed bay window to front, wood flooring, ceiling light, coving to ceiling, wall mounted radiator

Lounge

12'1" x 11'1" (3,70m x 3,40m)
Double glazed double doors to rear garden, carpet, ceiling light, wall mounted radiator, coving to ceiling

Kitchen/Dining Room

18'8" x 16'4" (5,70m x 5,00m)
Benefiting from a rear extension, this impressive kitchen/diner offers a generous number of storage cupboards, laminate wood worktop, splashback tiling, floor tiling, ceiling downlights. Integrated appliances include a 5 ring gas cooker, double oven point, dishwasher and extractor fan. Plumbing for white goods located near the drainer sink with mixer. Proving access into:

Shower Room

8'2" x 7'10" (2,49m x 2,40m)
Privacy double glazed window to front, shower enclosure with thermostatic shower unit, vanity wash unit, toilet, ceiling light

Bedroom 1

16'0" x 8'10" (4,90m x 2,70m)
Two double glazed windows to rear overlooking the stunning rear garden, wall mounted radiator, carpet, ceiling lights

Bedroom 2

12'1" x 11'9" (3,70m x 3,60m)
Double glazed bay window to front, wall mounted radiator, ceiling downlights, carpet

Bedroom 3

12'1" x 11'1" (3,70m x 3,40m)
Double glazed window to rear, wall mounted radiator, ceiling light, carpet

Bedroom 4

12'5" x 8'10" (3,80m x 2,70m)
Double glazed window to side, carpet, spotlights, wall mounted radiator

Bathroom

6'6" x 6'6" (2,00m x 2,00m)
Privacy double glazed window to side, bath with shower screen and thermostatic shower unit, toilet, pedestal sink with mixer tap

Rear Garden

A stunning rear garden with generous width featuring a patio area, walk-path to storage sheds to the rear, laid lawn, flower beds, fence

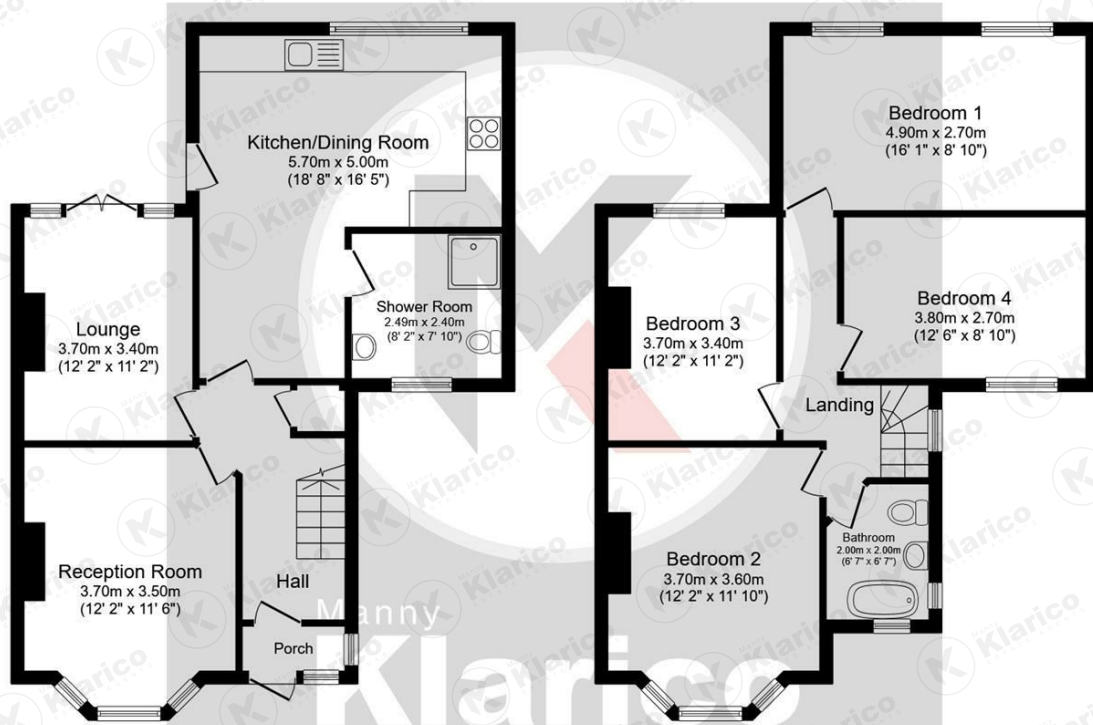
panels to boundaries. Not overlooked by properties on the opposite side.

Directions



Green Avenue, Hall Green





Ground Floor

Floor area 62.7 sq.m. (675 sq.ft.)

First Floor

Floor area 61.2 sq.m. (658 sq.ft.)

TOTAL: 123.9 sq.m. (1,333 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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