

# Baldwins Lane, Hall Green



**Offers Over £350,000**

KLARICO Estate Agents are delighted to introduce this impressive 3 bedroom semi-detached property located in Hall Green, Birmingham. Features a loft conversion to provide the master bedroom and benefits from having a dedicated office area. Off-road parking and a garage to the rear accessible from the side.

Welcome to this charming semi-detached house on Baldwins Lane in the sought-after area of Hall Green. This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The house features a well-maintained bathroom, ensuring convenience for all residents. Parking is a breeze with space for three vehicles right at your doorstep, along with off-road parking for multiple vehicles and access to a rear garage, providing ample storage space or potential for a workshop.

One of the highlights of this property is the loft conversion, creating a luxurious master bedroom that offers privacy and tranquillity. Imagine waking up in your own private sanctuary every morning!

This well-presented family home is ideal for those looking for comfort and style in a desirable location. Don't miss out on the opportunity to make this house your own and enjoy the wonderful lifestyle it has to offer.



# Baldwins Lane, Hall Green

- Semi-Detached
- Rear Garage
- Bedroom 4/ Office Area
- UPVC Double Glazing
- Ideal Family Home
- Loft Conversion
- Well Presented
- Off-Road Parking
- Gas Central Heating

## Lounge

11'1" x 10'9" (3.40m x 3.30m)

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

## Kitchen/Dining Room

18'8" x 13'9" (5.70m x 4.20m)

Double glazed windows to rear, wood flooring, double glazed window to rear, with patio door, quartz worktop, soft close storage cupboards, drainer sink with mixer tap. Integrated appliances include, extractor, dishwasher, double oven point. Ceiling downlights, wall mounted radiator

## Bedroom 1

16'8" x 13'1" (5.10m x 4.00m)

Velux windows, carpet, ceiling downlights, wall mounted radiator

## Bedroom 2

13'9" x 10'5" (4.20m x 3.20m)

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

## Bedroom 3

10'9" x 9'10" (3.30m x 3.00m)

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

## Bedroom 4/Office Area

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

Open-plan office area, carpet, ceiling light, wall mounted radiator

## Bathroom

9'10" x 5'10" (3.00m x 1.80m)

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

## Garage

18'4" x 9'10" (5.60m x 3.00m)

Ceiling light, door to front

## Rear Garden

Patio, artificial lawn, fence panels to boundaries

## Directions



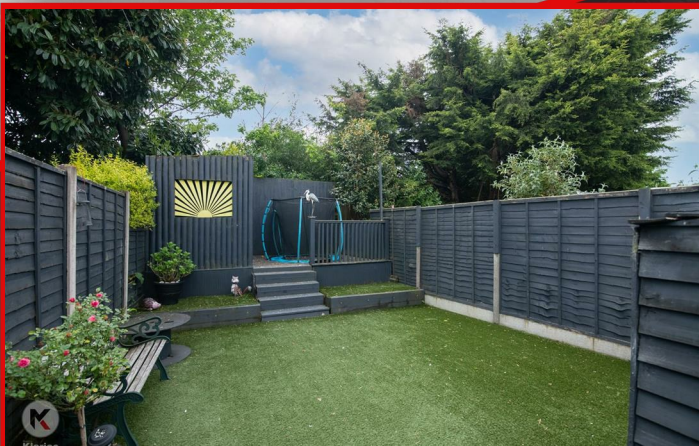
Baldwins Lane, Hall Green

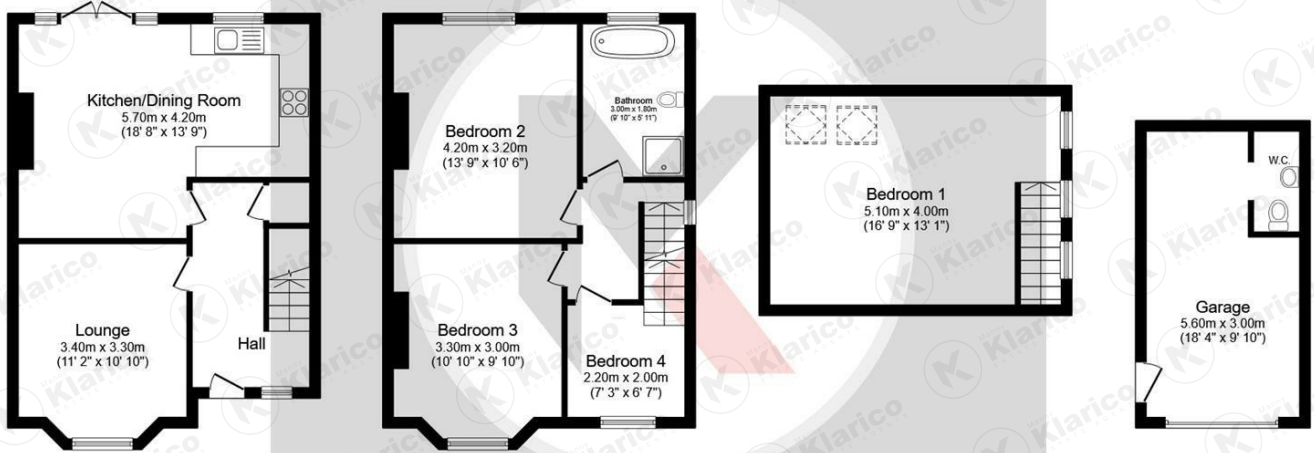


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**Ground Floor**  
Floor area 43.2 m<sup>2</sup> (465 sq.ft.)

**First Floor**  
Floor area 44.6 m<sup>2</sup> (481 sq.ft.)

**Second Floor**  
Floor area 23.3 m<sup>2</sup> (251 sq.ft.)

**Garage**  
Floor area 16.8 m<sup>2</sup> (181 sq.ft.)

**TOTAL: 128.0 m<sup>2</sup> (1,378 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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