

Bibury Road, Hall Green



Offers Over £295,000



# Bibury Road, Hall Green

- Semi-Detached
- Off Road Parking
- Further Potential (stpp)
- 3 Bedrooms
- Prime Location
- Garage
- 2 Reception Rooms
- CHAIN FREE

Tenure: Freehold  
Council Tax Band: D

KLARICO Estate Agents would like to introduce this 3 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Provides off-road parking along with a garage. Currently in need of modernising with huge potential to be further extended (stpp)

Welcome to Bibury Road, Hall Green - a charming semi-detached house with fantastic potential! This property boasts 2 reception rooms, 3 bedrooms, and 1 bathroom, making it an ideal family home. Currently in need of modernising to become a stunning home.

One of the standout features of this property is the ample parking space available - with parking for multiple vehicles on the driveway along with off-road parking within a garage, parking will never be an issue for you or your guests.

The property is presented to a good standard, offering a comfortable and inviting living space. But what truly sets this home apart is the huge potential it holds for further extension (subject to planning permission). Imagine the possibilities of creating your dream kitchen, a spacious home office, or even a cosy reading nook - the choice is yours!

Located in the desirable area of Hall Green, this property combines the tranquillity of suburban living with easy access to local amenities and excellent schools, making it a perfect choice for families.

Don't miss out on the opportunity to own a home with such great potential - book a viewing today and start envisioning the endless possibilities this property has to offer!

## Directions

**Lounge**  
4.90m x 3.20m (16'0" x 10'5")  
Double glazed bay window to front, carpet, ceiling light, chimney with fireplace, wall mounted radiator

**Dining Room**  
4.60m x 3.60m (15'1" x 11'9")  
Double glazed sliding doors to rear garden, carpet, ceiling light, wall mounted radiator, chimney with fireplace

**Kitchen**  
2.80m x 2.40m (9'2" x 7'10")  
Double glazed window to rear, lino flooring, ceiling light, worktop, storage cupboards, drainer sink with mixer tap

**Bedroom 1**  
4.90m x 3.20m (16'0" x 10'5")  
Bay window to front, carpet, ceiling light, wall mounted radiator

**Bedroom 2**  
4.00m x 3.50m (13'1" x 11'5")  
Double glazed bay window to rear, carpet, ceiling light, storage cupboards, wall mounted radiator

**Bedroom 3**  
2.60m x 2.10m (8'6" x 6'10")  
Window to front, wood flooring, ceiling light, wall mounted radiator

**Bathroom**  
2.61m x 2.10m (8'6" x 6'10")  
Privacy double glazed window to side, bath with electric shower unit, pedestal sink with taps, ceiling light

**Toilet**  
Privacy window to side, lino flooring, ceiling light, toilet

**Rear Garden**  
Hedge shrubs to boundaries, laid lawn

**Garage**  
9.30m x 2.30m (30'6" x 7'6")  
Up and over door to garage





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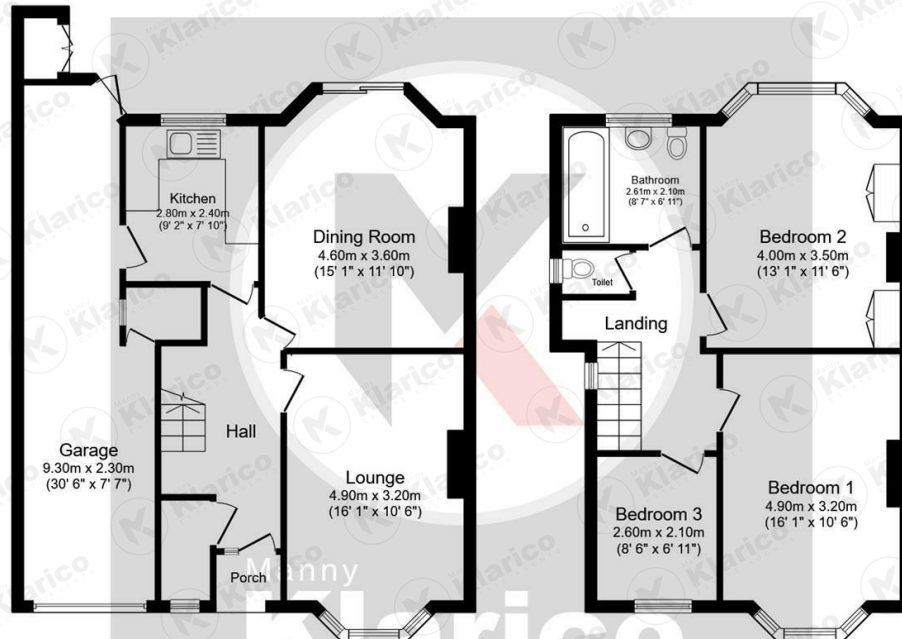




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Manny  
**Klarico**  
ESTATE AGENTS



**Ground Floor** Floor area 71.7 m<sup>2</sup> (771 sq.ft.)  
**First Floor** Floor area 51.1 m<sup>2</sup> (550 sq.ft.)

**TOTAL: 122.8 m<sup>2</sup> (1,322 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).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>61</b>	
			<b>83</b>
EU Directive 2002/91/EC			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
		Very environmentally friendly - lower CO <sub>2</sub> emissions	
		(92 plus) <b>A</b>	
		(81-91) <b>B</b>	
		(69-80) <b>C</b>	
		(55-68) <b>D</b>	
		(39-54) <b>E</b>	
		(21-38) <b>F</b>	
		(1-20) <b>G</b>	
		Not environmentally friendly - higher CO <sub>2</sub> emissions	
		EU Directive 2002/91/EC	

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