

Dalbury Road, Hall Green



£360,000

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Features an impressive ground floor extension along with a garden room to the rear.



# Dalbury Road, Hall Green

- Semi-Detached
- Immaculate outbuilding to the rear garden
- Well presented throughout
- UPVC double glazing
- Stunning property
- Ground floor rear extension
- Garage
- Ground floor guest W/C
- Gas central heating

## Dining Room

10'9" x 10'5" (3.30m x 3.20m)

Double glazed bay window to front, floor tiling, wall mounted radiator

## Lounge

20'4" x 11'9" (6.20m x 3.60m)

Double glazed patio doors to rear garden, floor tiling, wall mounted radiator

## W/C

Guest w.c on the ground floor, toilet, ceiling light

## Kitchen

12'5" x 11'5" (3.80m x 3.50m)

Extended kitchen, floor tiling, worktop, storage cupboards, two velux windows, extractor, ceiling lights, plumbing for white goods

## Bedroom 1

10'9" x 10'5" (3.30m x 3.20m)

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

## Bedroom 2

11'9" x 10'5" (3.60m x 3.20m)

Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

## Bedroom 3

7'2" x 6'2" (2.20m x 1.90m)

Double glazed window to front, wood flooring, ceiling light, wall mounted radiator

## Bathroom

8'6" x 7'10" (2.60m x 2.40m)

Privacy double glazed window to rear, wood flooring, ceiling light, freestanding bath, shower enclosure with thermostatic shower unit, vanity wash unit, heated towel rail

## Garden Room

13'9" x 9'10" (4.20m x 3.00m)

Double glazed windows and double doors, wood flooring, ceiling lights, electrical supply, well presented

## Rear Garden

Porcelain paving slabs, fence panels to boundaries, laid lawn

## Garage

22'11" x 7'6" (7.00m x 2.30m)

Garage access to side, ceiling light

## Directions



Dalbury Road, Hall Green

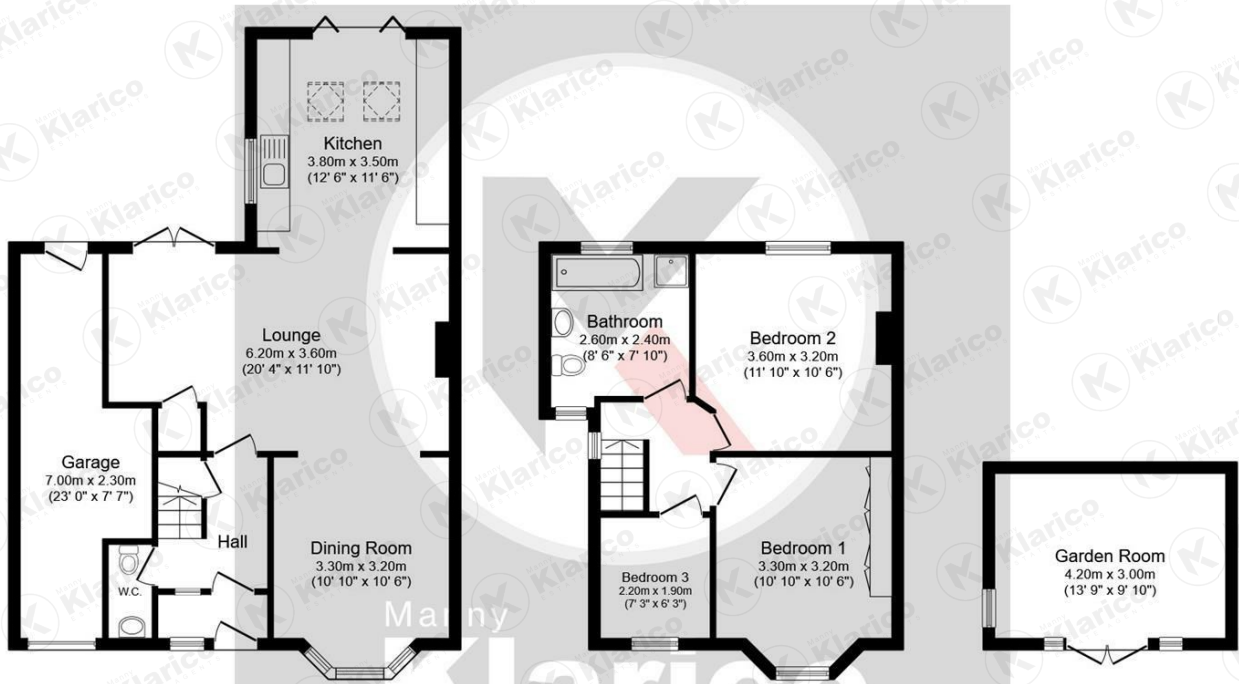


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**Ground Floor**  
Floor area 69.1 sq.m. (743 sq.ft.)

**First Floor**  
Floor area 40.4 sq.m. (435 sq.ft.)

**Outbuilding**  
Floor area 12.6 sq.m. (136 sq.ft.)

**TOTAL: 122.1 sq.m. (1,314 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).



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

