

# Doveridge Road, Hall Green



Klarico



£550,000

KLARICO Estate Agents are delighted to present this immaculate property located within a sought after street in Hall Green, Birmingham. Having recently been extended to the side and rear and renovated to a high standard throughout!

Welcome to this stunning property on Doveridge Road in Birmingham! This immaculate semi-detached house has been recently developed into an impressive family home that is sure to captivate your heart.

As you step inside, you'll be greeted by not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms on offer, there's plenty of space for the whole family to spread out and make themselves at home.

The two beautifully designed bathrooms feature high-quality fittings, adding a touch of luxury to your daily routine. The rear and side extensions provide even more living space, ensuring that you have room to grow and create lasting memories.

One of the highlights of this property is the landscaped rear garden, a tranquil oasis where you can unwind after a long day or enjoy al fresco dining with friends and family. Imagine sipping your morning coffee surrounded by lush greenery and the sweet sounds of nature - pure bliss!

Don't miss out on the opportunity to make this house your home. With its prime location, impeccable condition, and thoughtful design, this property is a true gem waiting to be discovered. Book a viewing today and experience the magic of Doveridge Road for yourself!



# Doveridge Road, Hall Green

- Semi-Detached
- Side And Rear Extension
- Immaculate Condition
- Landscaped Garden
- New central heating (including under floor heating)
- Off-Road Parking For Multiple Vehicles
- Loft
- 2 Bathrooms
- Prime Location
- New electrics, plumbing and fully insulated

## Reception Room

12'5" x 10'9" (3.80m x 3.30m)  
Double glazed bay window to front, Spanish porcelain floor tiling, wall mounted radiator, ceiling light

## Lounge/Dining Room

18'0" x 10'9" (5.50m x 3.30m)  
Extended rooms to the rear, Spanish porcelain floor tiling, velux window, ceiling and wall lights, wall mounted radiator

## Kitchen

15'5" x 8'2" (4.70m x 2.50m)  
Double glazed window to rear, velux window, ceiling downlights, Spanish porcelain floor tiling, worktop, storage cupboards, drainer sink with mixer tap  
Integrated appliances include drainer sink with mixer tap, oven, cooker, extractor and fridge freezer

## Utility

13'9" x 5'2" (4.20m x 1.60m)  
Double glazed window and door to rear, Spanish porcelain floor tiling, worktop, storage cupboards, plumbing for white goods

## Shower Room

7'2" x 5'2" (2.20m x 1.60m)  
Spanish porcelain floor and wall tiling, walk-in shower enclosure with thermostatic shower unit, vanity wash unit with mixer tap, ceiling light

## Study

11'5" x 5'2" (3.50m x 1.60m)

## Bedroom 1

10'9" x 10'5" (3.30m x 3.20m)  
Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator

## Bedroom 2

14'5" x 7'6" (4.40m x 2.30m)  
Two double glazed windows to front, wood flooring, ceiling light, wall mounted radiator

## Bedroom 3

10'9" x 7'6" (3.30m x 2.30m)  
Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

## Bedroom 4

8'2" x 7'6" (2.50m x 2.30m)  
Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

## Directions





**Bathroom**

7'2" x 5'2" (2.20m x 1.60m)

Privacy double glazed window to rear, ceramic floor and wall tiling, heated towel rail, toilet, bath with thermostatic however unit, vanity wash unit with mixer tap, ceiling light, extractor

**Loft**

13'9" x 11'5" (4.20m x 3.50m)

Skylight, wood flooring, ceiling light, sliding door storage around the loft

**Rear Garden**

Patio, fence panels to boundaries, laid lawn, stone tiles

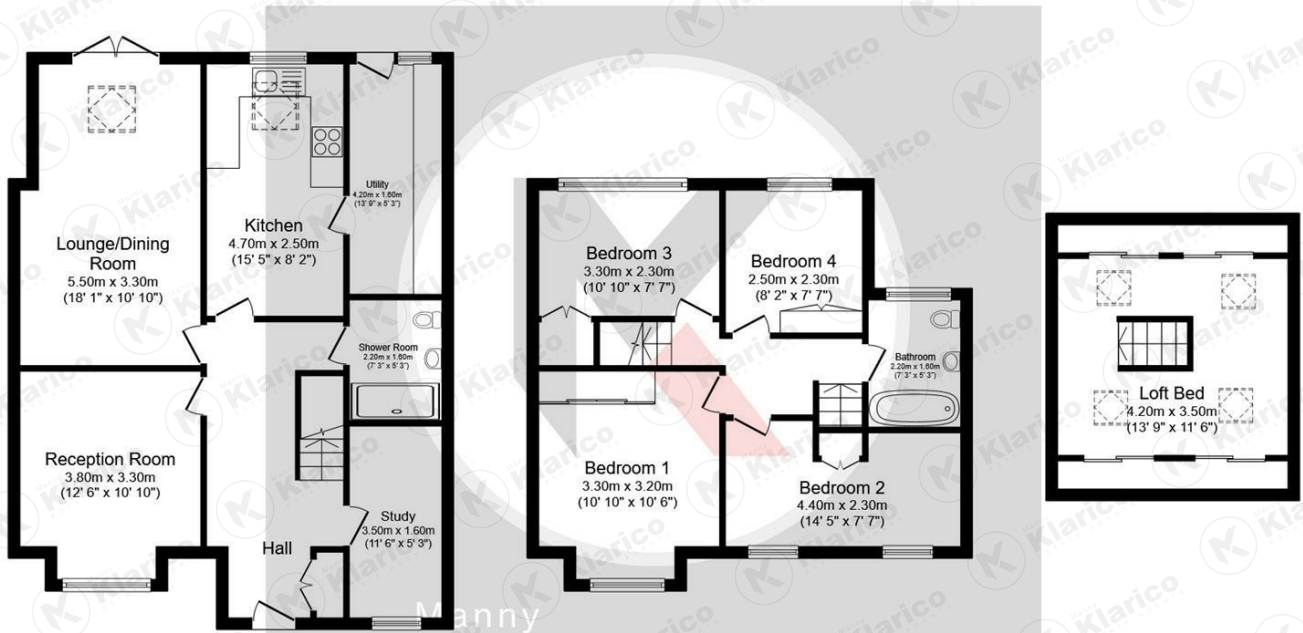


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**Ground Floor**

Floor area 73.0 m<sup>2</sup> (786 sq.ft.)

**First Floor**

Floor area 47.5 m<sup>2</sup> (511 sq.ft.)

**Second Floor**

Floor area 20.2 m<sup>2</sup> (218 sq.ft.)

**TOTAL: 140.8 m<sup>2</sup> (1,515 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**

