

# Robin Hood Lane, Hall Green



**Offers Over £335,000**

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a prominent part of Hall Green. Features an extension to the kitchen. Provides huge scope to be further extended (stpp). Benefits from having off-road parking and a garage.

Welcome to this charming semi-detached house on Robin Hood Lane in the sought-after area of Hall Green. This delightful property boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

One of the standout features of this lovely home is the extension to the kitchen, adding a modern touch to the property. With off-road parking for three vehicles and a garage, parking will never be an issue for you or your guests.

The well-presented interior offers a warm and inviting atmosphere, perfect for relaxing or entertaining. The property also has huge potential for further extension, subject to obtaining the necessary planning permissions, allowing you to truly make this house your own.

Located in a desirable neighbourhood, this property is ideal for those looking for a peaceful yet convenient lifestyle. Don't miss out on the opportunity to own this wonderful home with so much to offer. Contact us today to arrange a viewing and make this house your own slice of paradise in Hall Green.





# Robin Hood Lane, Hall Green

- Semi-Detached
- Garage
- 2 Reception Rooms
- Office Room
- Well Presented
- Off-Road Parking
- 3 Bedrooms
- Rear Extension To Kitchen
- Ground Floor WC

## Living Room

16'7" x 12'7" (5.08m x 3.86m)

Double glazed bay window to front, carpet, ceiling light, coving to ceiling, wall mounted radiator, chimney with gas fireplace

## Sitting Room

12'0" x 9'8" (3.66m x 2.97m)

Laminate flooring, ceiling light, wall mounted radiator

## Conservatory

8'5" x 7'1" (2.59m x 2.16m)

Double glazed windows and patio doors to rear garden, laminate flooring, wall mounted radiator

## Kitchen

19'3" x 7'1" (5.87m x 2.16m)

Double glazed patio doors to rear garden, tiled flooring, ceiling light, worktop, storage cupboards, integrated gas cooker with oven, extractor, drainer sink with mixer tap, plumbing for white goods

## Utility Room

22'11" x 16'4" (7.00m x 5.00m)

Worktop, storage cupboards, drainer sink with mixer tap, wall mounted radiator, tiled flooring, plumbing for white goods

## Office

5'10" x 5'2" (1.80m x 1.60m)

Double glazed window to rear, tile flooring, ceiling light

## W C

Toilet, vanity wash units with tap, toilet

## Bedroom 1

16'11" x 10'5" (5.16m x 3.18m)

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

## Bedroom 2

10'11" x 9'10" (3.35m x 3.00m)

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

## Bedroom 3

8'7" x 5'8" (2.64m x 1.75m)

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

## Bathroom

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

Privacy double glazed window to rear, bath with shower unit, toilet, vanity wash unit with mixer tap, laminae flooring, ceiling light

## Rear Garden

Patio, laid lawn, fence panel to boundaries

## Garage

16'4" x 6'10" (5.00m x 2.10m)

Spacious garage with ceiling light, double doors

## Directions





Robin Hood Lane, Hall Green





Robin Hood Lane, Hall Green

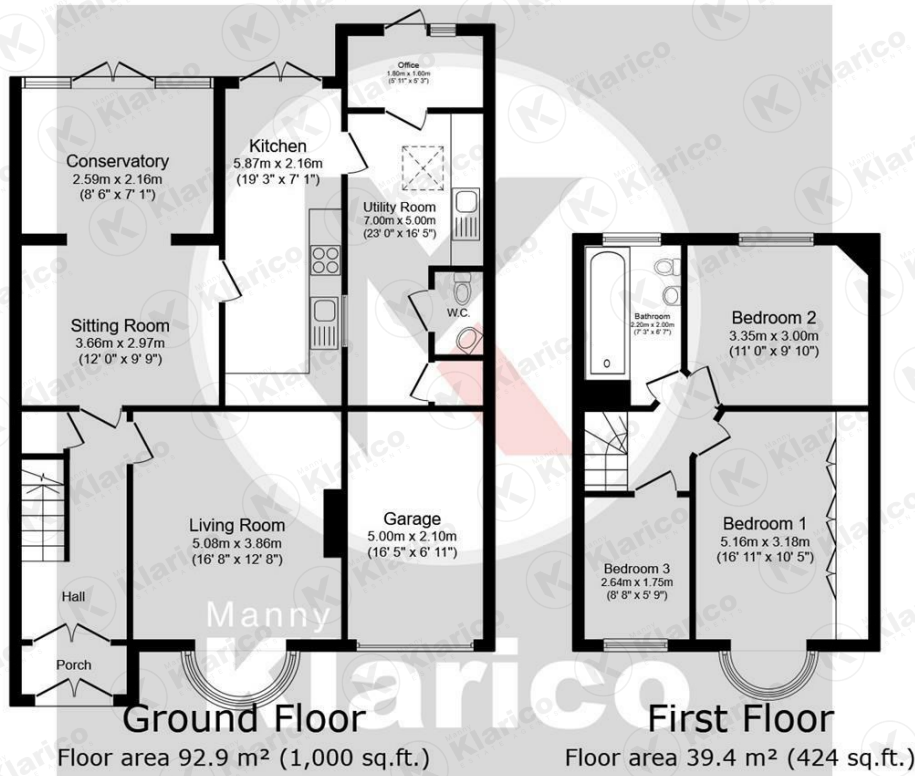




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TOTAL: 132.3 m<sup>2</sup> (1,424 sq.ft.)

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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