

Fallowfield Avenue, Hall Green



Offers Over £415,000

Fallowfield Avenue, Hall Green

- Ideal Family Home
- 4 Bedrooms
- UPVC Double Glazing
- Garden
- 2 Reception Rooms
- Rear Extension To Kitchen
- Gas Central Heating
- Off-Road Parking and Garage

Tenure: Freehold
Council Tax Band: C

Welcome to Fallowfield Avenue, Birmingham - a charming semi-detached house that is sure to capture your heart! This delightful property boasts 2 reception rooms, 4 bedrooms, and 1 bathroom, providing ample space for comfortable living.

Spanning across 1,597 sq ft, this home offers a perfect blend of space and functionality. The well-lit interior creates a warm and inviting atmosphere, making you feel right at home from the moment you step inside.

One of the standout features of this property is the conservatory, where you can relax and unwind while enjoying the beauty of the outdoors all year round. With a garage and parking for 4 vehicles, convenience is at your fingertips.

Step outside into the amazing garden, a tranquil oasis where you can host gatherings, enjoy a morning coffee, or simply bask in the sunshine. The possibilities are endless in this outdoor haven.

Don't miss the opportunity to make this house your home - book a viewing today and experience the magic of Fallowfield Avenue for yourself!

Directions

Dining Room

4.50 x 3.20 (14'9" x 10'5")
Double glazed window to rear, carpet flooring, ceiling light, coving to ceiling, wall mounted radiator, fire place

Lounge

4.90 x 4.20 (16'0" x 13'9")
Double glazed bay window to front, carpet flooring, ceiling light, coving to ceiling, wall mounted radiator

Conservatory

3.20 x 2.60 (10'5" x 8'6")
Double glazed window to rear, ceramic floor, patio door, wall mounted radiator

Kitchen

4.60 x 2.50 (15'1" x 8'2")
Double glazed window and patio doors to rear garden, tiled flooring, ceiling lights, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods

Toilet

Ceramic floor, toilet

Bedroom 1

4.60 x 2.40 (15'1" x 7'10")
Double glazed window to rear, wood flooring, ceiling light, skirting board, storage, wall mounted radiator

Bedroom 2

3.40 x 3.30 (11'1" x 10'9")
Double glazed bay window to front, carpet flooring, ceiling light, skirting board, wall mounted radiator

Bedroom 3

3.60 x 3.30 (11'9" x 10'9")
Double glazed window to rear, carpet flooring, ceiling light, skirting board, storage, wall mounted radiator

Bedroom 4

4.10 x 2.20 (13'5" x 7'2")
Double glazed window to front, carpet flooring, ceiling light, skirting board, storage, wall mounted radiator

Bathroom

2.50 x 1.70 (8'2" x 5'6")
Privacy double glazed window to front, ceramic floor and wall tiling, bath with thermostatic shower, vanity wash unit with mixer tap, toilet, heated towel rail

Garden

Fence panels and hedge shrubs to boundaries, laid lawn, patio.

Garage

6.00 x 2.50 (19'8" x 8'2")
Up and over door, ceiling light



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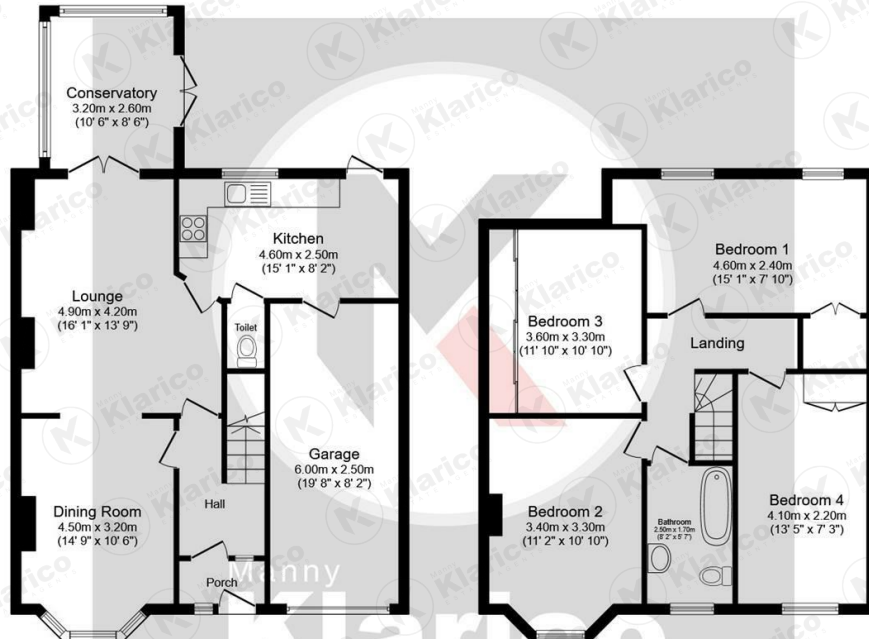


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Ground Floor
Floor area 80.0 m² (861 sq.ft.)

First Floor
Floor area 68.4 m² (736 sq.ft.)

TOTAL: 148.3 m² (1,597 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 ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
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