

Fallowfield Avenue, Hall Green



3 2 2 D

Offers Over £350,000

Fallowfield Avenue, Hall Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Conservatory
- Gas Central Heating
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

KLARICO estate agents proudly present this stunning 3-bedroom semi-detached property located within a prominent part of Birmingham. Benefits from having an impressive rear garden and provides off road parking for multiple vehicles. Provides 2 bathrooms.

Welcome to Fallowfield Avenue, Birmingham - a charming semi-detached house that exudes character and warmth. This delightful property, built in the late 1940s, offers a generous 1,339 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two inviting reception rooms that are ideal for relaxing with family or hosting guests. The house boasts three cosy bedrooms, providing ample space for a peaceful night's sleep. The two bathrooms ensure convenience and comfort for all residents.

One of the highlights of this property is the beautiful conservatory, a tranquil space where you can enjoy your morning coffee or unwind with a good book. The amazing kitchen is a chef's dream, offering plenty of room to whip up delicious meals for loved ones. Additionally, the property presents an exciting opportunity for expansion with the potential to add an extension above the kitchen and garage, allowing you to tailor the space to suit your needs and preferences.

Parking will never be an issue with space for three vehicles, and the lockable garage provides security and storage space for your belongings. The property's classic design from the 1940s adds to its charm and appeal, making it a truly special place to call home.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode on Fallowfield Avenue. Contact us today to arrange a viewing and experience the magic of this lovely property for yourself.

Directions

Reception Room

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

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Lounge

4.20 x 3.60 (13'9" x 11'9")

Double glazed window to rear, double glazed door to rear, laminate flooring, chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen/ Dining Room

5.00 x 4.20 (16'4" x 13'9")

Double glazed window to rear, double glazed door to rear, tile flooring, splashback tiling, wall mounted radiator, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan

Conservatory

2.50 x 2.50 (8'2" x 8'2")

Double glazed window Throughout, laminate flooring, door to garden

Garage

4.30 x 2.60 (14'1" x 8'6")

Garage door, ceiling light, concrete flooring

Shower Room

1.70 x 1.70 (5'6" x 5'6")

Tile flooring, wall tiles, shower unit, pedestal sink with mixer tap, heated towel rail

Bedroom 1

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

Double glazed bay window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

3.70 x 3.20 (12'1" x 10'5")

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 3

2.50 x 1.80 (8'2" x 5'10")

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

Bathroom

3.30 x 2.30 (10'9" x 7'6")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail

Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



Fallowfield Avenue, Hall Green

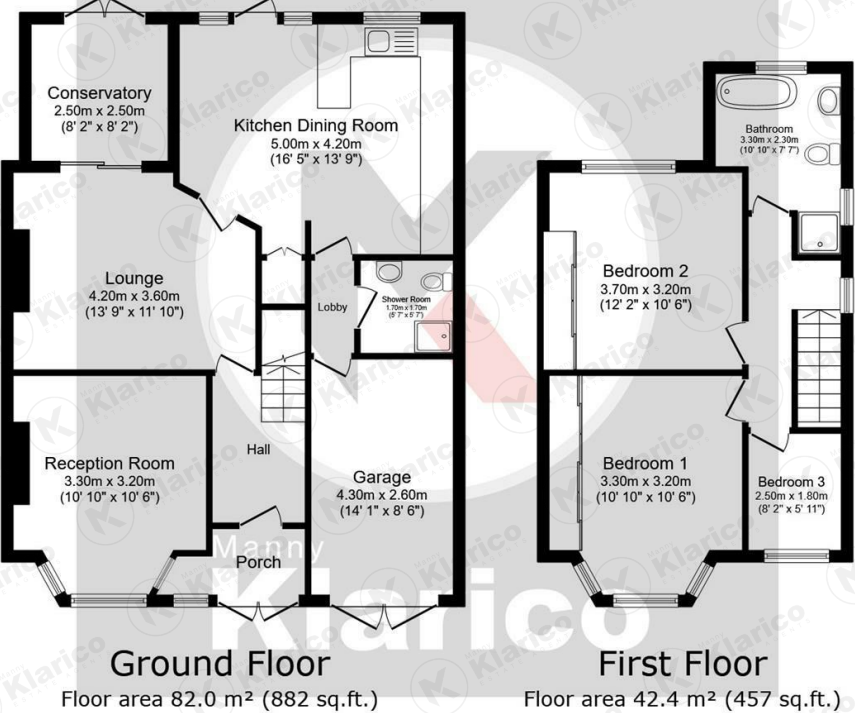


Fallowfield Avenue, Hall Green



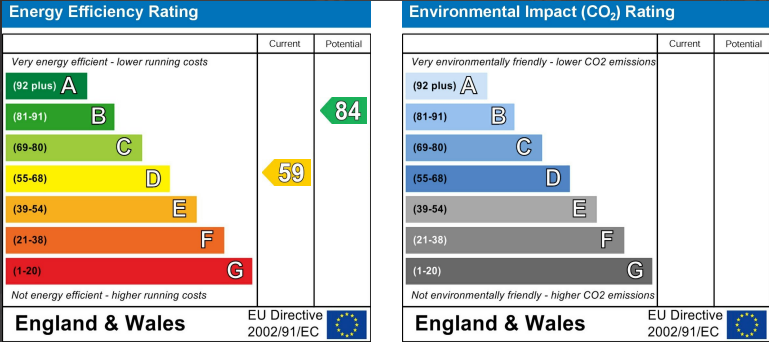
Fallowfield Avenue, Hall Green





TOTAL: 124.4 m² (1,339 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).



176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

