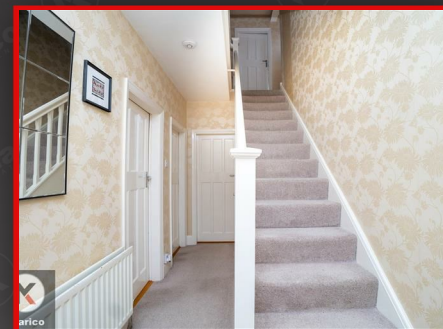


Ferndale Road, Hall Green



£415,000



# Ferndale Road, Hall Green

- Semi-Detached
- 3 Bedrooms
- Out Building
- Off-Road Parking
- Ideal for First Time Buyers
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Locked Garage
- Burglar Alarm
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: D

Nestled on the charming Ferndale Road in Birmingham, this delightful semi-detached house, built between 1930 and 1939, offers a perfect blend of character and modern living. Spanning an impressive 1,269 square feet, the property boasts two spacious reception rooms that provide ample space for both relaxation and entertaining. The impressive kitchen is a true highlight, designed to cater to all your culinary needs while being a central hub for family gatherings.

The home features three well-lit bedrooms, each offering a serene retreat for rest and relaxation. The natural light that floods these rooms creates a warm and inviting atmosphere, making them perfect for unwinding after a long day. The property also includes a well-appointed bathroom, ensuring convenience for the whole family.

One of the standout features of this residence is the expansive garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply soaking up the sun. The generous outdoor space is ideal for children to play or for hosting summer barbecues with friends and family.

Parking is a breeze with space available for up to three vehicles, providing added convenience for residents and guests alike. This property is not just a house; it is a home that offers comfort, space, and a welcoming environment in a sought-after Birmingham location. Whether you are a growing family or looking for a peaceful retreat, this semi-detached gem is sure to impress.

## Directions

### Hallway

Carpet flooring, wall mounted radiator, ceiling lights

### Reception

**3.76m x 2.97m (12'4" x 9'9")**  
Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting

### Living Room

**4.30m x 3.38m (14'1" x 11'1")**  
Double glazed bay window to rear, double glazed door to rear, carpet flooring, chimney breast, gas fire place, ceiling light, skirting, wall mounted radiator

### Kitchen

**3.78m x 4.23m (12'5" x 13'11")**  
Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, under floor heating, door to garage

### Garage

**4.88m x 2.71m (16'0" x 8'11")**  
Garage door, ceiling light, concrete flooring, storage units, worktop, tile flooring, Plumbing for white goods

### Bedroom 1

**4.23m x 3.37m (13'11" x 11'1")**  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 2

**3.61m x 3.46m (11'10" x 11'4")**  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

**2.12m x 3.06m (6'11" x 10'0")**  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storages

### Bathroom

**1.95m x 3.08m (6'5" x 10'1")**  
Privacy double glazed window to rear, laminate 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, laid lawn, patio area, mature hedge shrubs, out door water hose tap



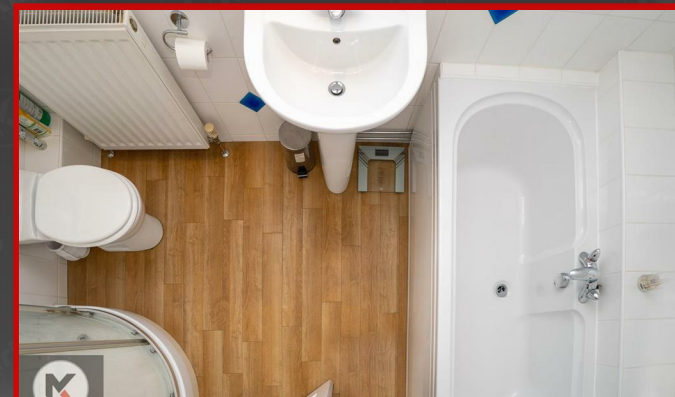
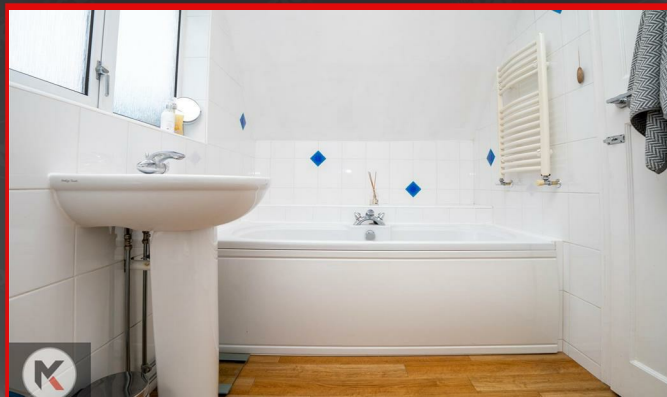
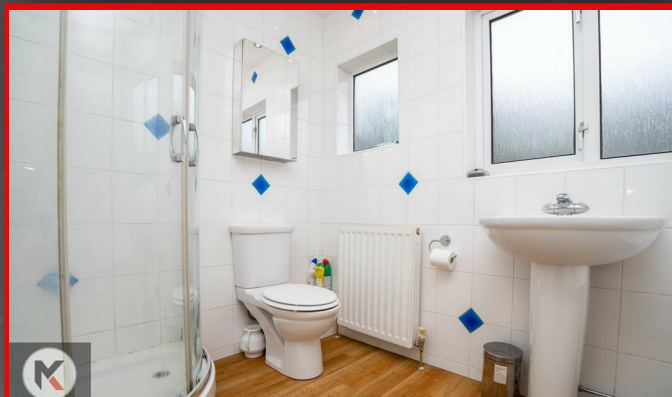


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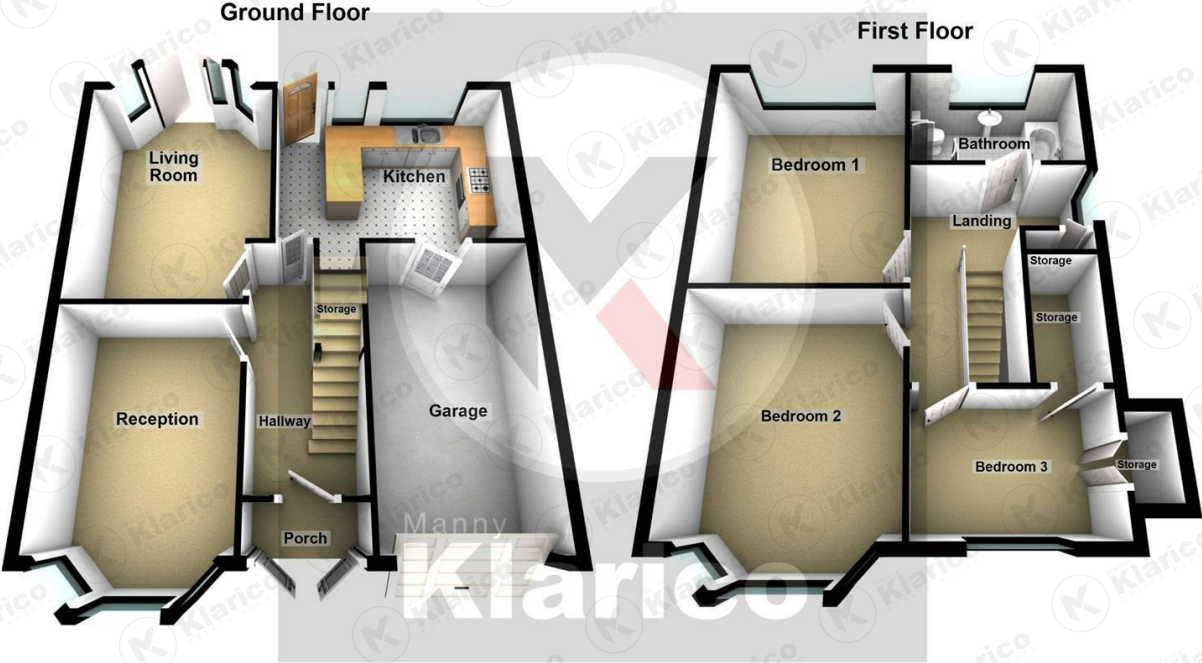




## Ferndale Road, Hall Green







Total area: approx. 117.9 sq. metres (1268.6 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211  
www.mannyklarico.co.uk

