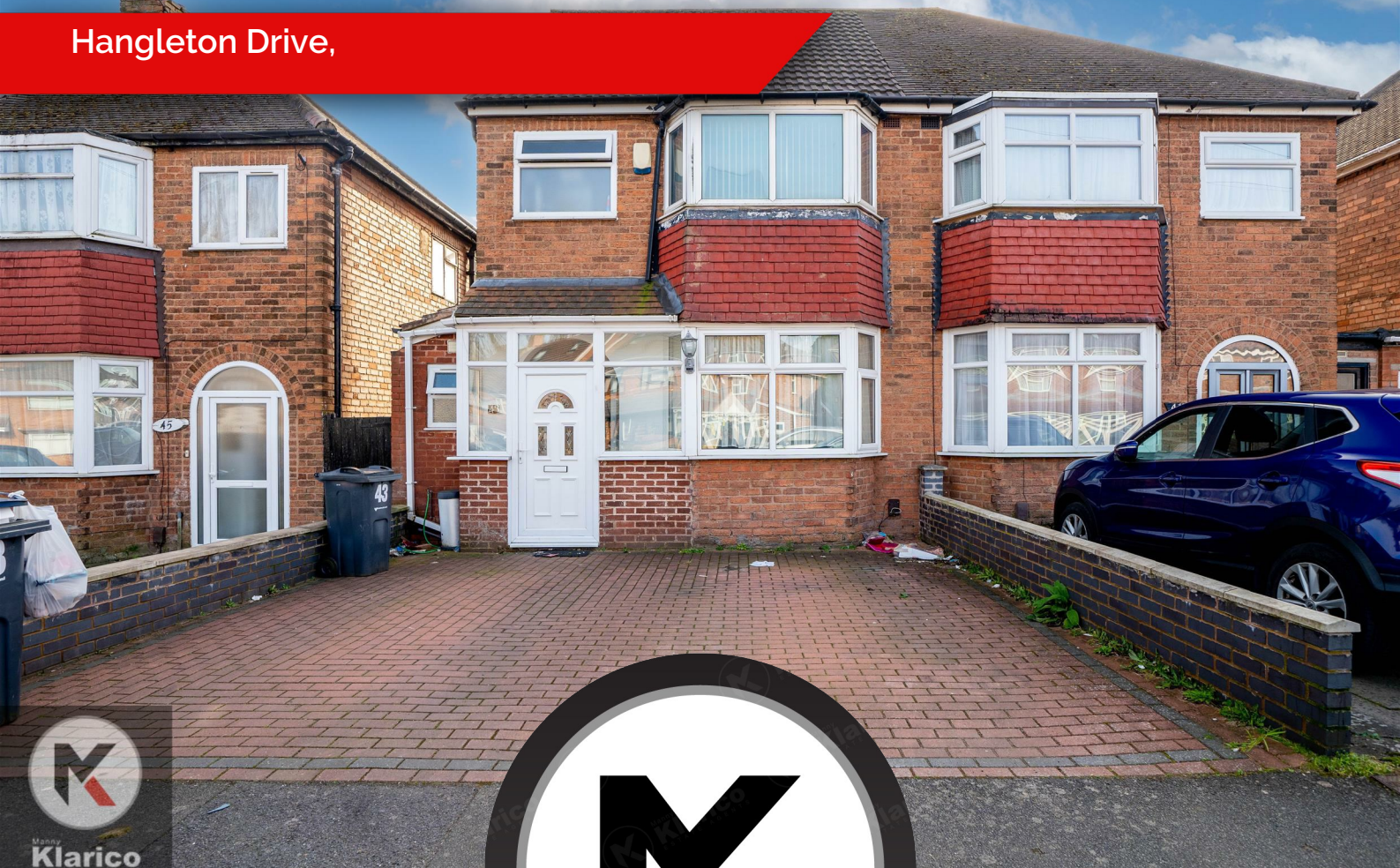


Hangleton Drive,



Offers Over £339,950

Nestled in the desirable area of Hangleton Drive, Birmingham, this impressive semi-detached house offers a perfect blend of space, comfort, and modern living. With a generous 1,338 square feet of well-designed living space, this property is ideal for families seeking a welcoming home.

The house boasts five spacious bedrooms, providing ample room for relaxation and privacy. Each room is well-lit, creating a warm and inviting atmosphere throughout. The three bathrooms ensure convenience for all residents and guests, making morning routines a breeze.

The heart of the home is undoubtedly the huge kitchen, which is perfect for culinary enthusiasts and family gatherings. Its expansive layout allows for easy movement and interaction, making it a delightful space for entertaining. Adjacent to the kitchen, the vast lounge offers a comfortable area to unwind, with plenty of room for family activities or quiet evenings in.

In addition to its impressive interior, the property features two reception rooms, providing flexibility for various uses, whether as a formal dining area or a playroom for children. The semi-detached design allows for a sense of privacy while still being part of a friendly neighbourhood.

Parking is a breeze with space for two vehicles, ensuring convenience for busy families. Built in the 1930s, this home combines classic charm with modern amenities, making it a truly amazing property.

In summary, this semi-detached house on Hangleton Drive is a rare find, offering spacious living, a fantastic kitchen, and a welcoming atmosphere. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home.





## Hangleton Drive,

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

### Reception

11'10" x 9'11" (3.60m x 3.01m)

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

### Lounge

28'10" x 9'11" (8.78m x 3.01m)

Double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

### Kitchen/Dining Room

26'1" x 8'9" (7.95m x 2.67m)

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, integrated microwave and oven, integrated washing machine, integrated fridge freezer

### Shower Room

Privacy double glazed window to front, tile flooring, wall tiles, shower unit, wash basin with mixer tap, extractor fan, toilet

### Bedroom 1

11'10" x 9'11" (3.60m x 3.01m)

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

### Bedroom 2

12'0" x 9'11" (3.65m x 3.01m)

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

### Bedroom 3

8'4" x 5'9" (2.55m x 1.75m)

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

### Bathroom

5'4" x 5'7" (1.62m x 1.71m)

Privacy double glazed window to front, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, heated towel rail, extractor fan

### Bedroom 4

18'8" x 7'10" (5.68m x 2.39m)

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

### Bedroom 5

8'5" x 7'8" (2.56m x 2.33m)

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

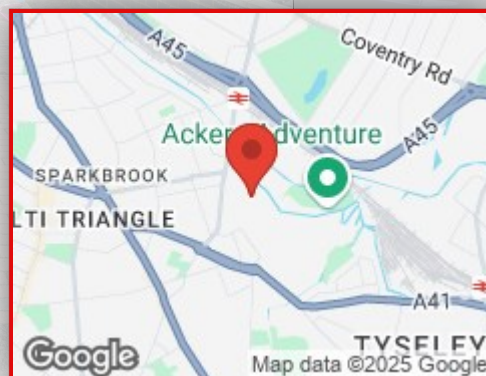
### WC

Double glazed Velux window, laminate flooring, toilet, ceiling light, wash basin with mixer tap

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, out building

## Directions



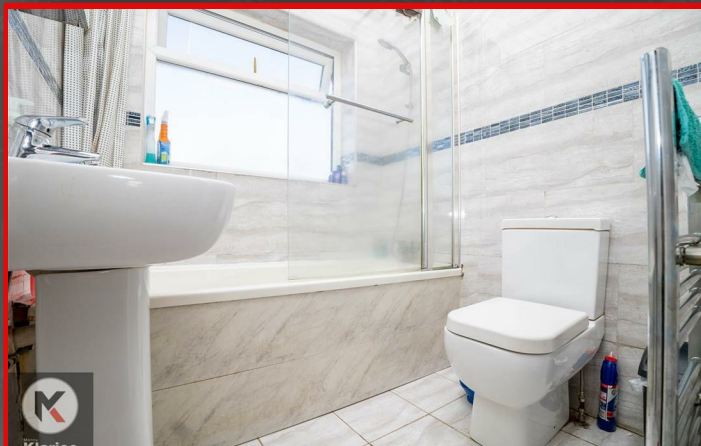
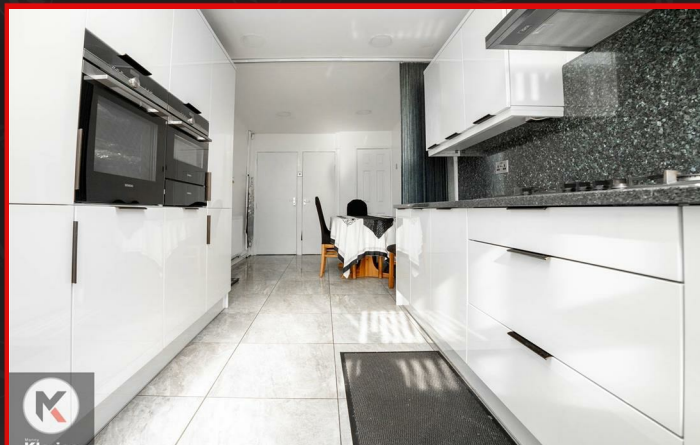
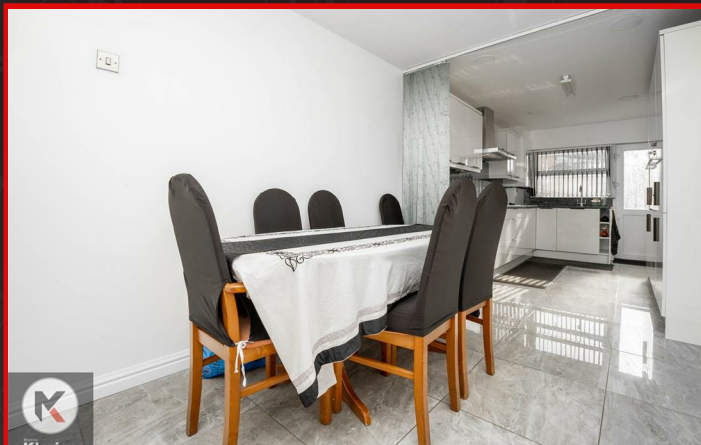


Hangleton Drive,





## Hangleton Drive,



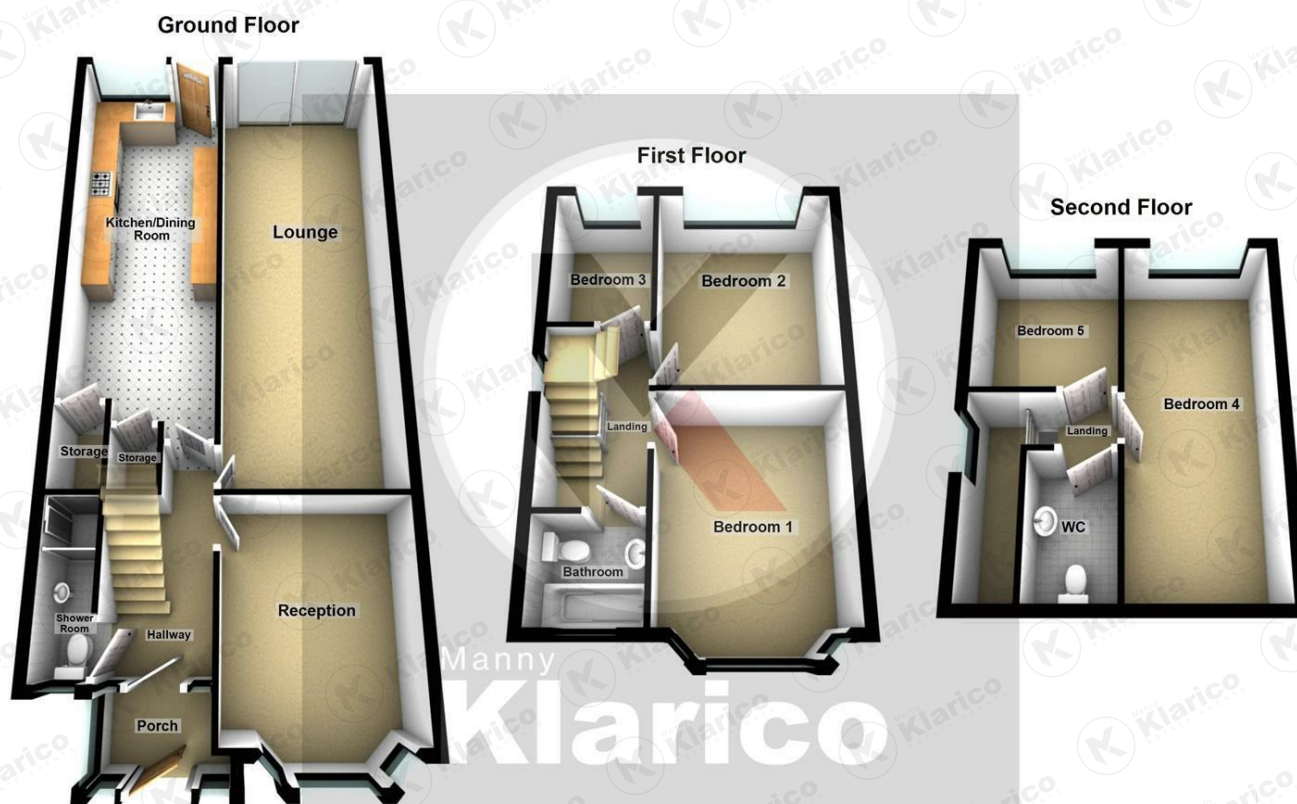


## Hangleton Drive,





Hangleton Drive,



Total area: approx. 124.3 sq. metres (1338.2 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



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