

Pipers Green, Hall Green



£1,800



# Pipers Green, Hall Green

- Detached
- Desirable Location
- Bi-Folding Doors
- Underfloor Heating
- 4 Bedrooms
- Rear Extension
- Fully Renovated
- Off-Road Parking

Tenure:  
Council Tax Band: D

KLARICO Estate Agents are delighted to present this stunning 4 bedroom detached property located within a prominent part of Hall Green, Birmingham. This property is set back to the end of the street and provided ample off-road parking along with a garage.

The ground floor briefly comprises a living room to front, a spacious open plan kitchen and dining room to the rear with impressive bi-folding doors to the rear garden. The kitchen benefits from a wide range of integrated appliances and further provides access to a guest WC. The garage can be accessible internally from the kitchen. The first floor provides 4 spacious bedrooms along with an en-suite to the master bedroom. A family bathroom is also provided on the first floor. This property features a garage with electronic roller shutters operated via remote control. The property has been presented with an impressive and well kept rear garden that features decking to the front along with laid lawn and side access.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus. this property sits approx 3.5 miles from Birmingham City Centre.

## Directions

**Porch**  
Entrance to property through the front porch

**Hall**  
Ceramic floor tiling, designer wall mounted radiator, ceiling downlights

**Living Room**  
**5.47m x 3.33m (17'11" x 10'11")**  
Double glazed box bay window to front, tiled flooring, designer wall mounted radiator, multimedia wall with storage shelves, ceiling downlights, inset gas fireplace, underfloor heating

**Dining Room**  
**2.72m x 5.27m (8'11" x 17'3")**  
Bi-folding doors to rear p#decking, wood flooring, combination of down and spot lights, designer wall mounted radiators, open plan space, underfloor heating

**Kitchen**  
**5.98m x 2.43m (19'7" x 8'0")**  
Double glazed windows to rear, wood flooring, ceiling downlights, granite worktop, soft close storage cupboards, drainer sink with mixer tap. Integrated appliances include a double oven point, microwave, gas cooker and extractor, designer wall mounted radiator, underfloor heating

**Toilet**  
Ground floor WC., toilet, vanity wash unit with mixer tap, ceramic floor and wall tiles, ceiling downlight

**Bedroom 1**  
**3.63m x 2.43m (11'11" x 8'0")**  
Double glazed window to front, carpet, ceiling downlights, designer wall mounted radiator

**En-suite**  
**1.26m x 2.43m (4'2" x 8'0")**  
Privacy double glazed window to rear, ceramic floor and wall tiles, vanity wash unit with mixer tap, toilet, shower cubicle with thermostatic shower unit, ceiling downlights

**Bedroom 2**  
**4.49m x 2.76m (14'9" x 9'1")**  
Double glazed window to front, carpet, ceiling downlights, designer wall mounted radiator, built in wardrobe with mirror doors

**Bedroom 3**  
**3.29m x 3.22m (10'10" x 10'7")**  
Double glazed window to rear, carpet, ceiling downlights, designer wall mounted radiator

**Cupboard**  
Door to:

**Bedroom 4**  
**2.73m x 2.41m (8'11" x 7'11")**  
Double glazed window to front, carpet, ceiling downlights, designer wall mounted radiator

**Bathroom**  
**1.80m x 1.95m (5'11" x 6'5")**  
Privacy double glazed window to rear, ceramic floor and wall tiles, ceiling downlights, extractor, toilet, vanity wash unit with mixer tap, bath with thermostatic shower unit and mixer tap

**Landing**  
spacious landing with wood and glass banister staircase, ceiling downlights, access to cupboard

**Rear Garden**  
Decking, laid lawn, fence panels to boundaries, side access to rear

**Garage**  
**4.22m x 2.62m (13'10" x 8'7")**  
Up and over roller shutter door operate via remote control, ceiling light, plumbing for white goods



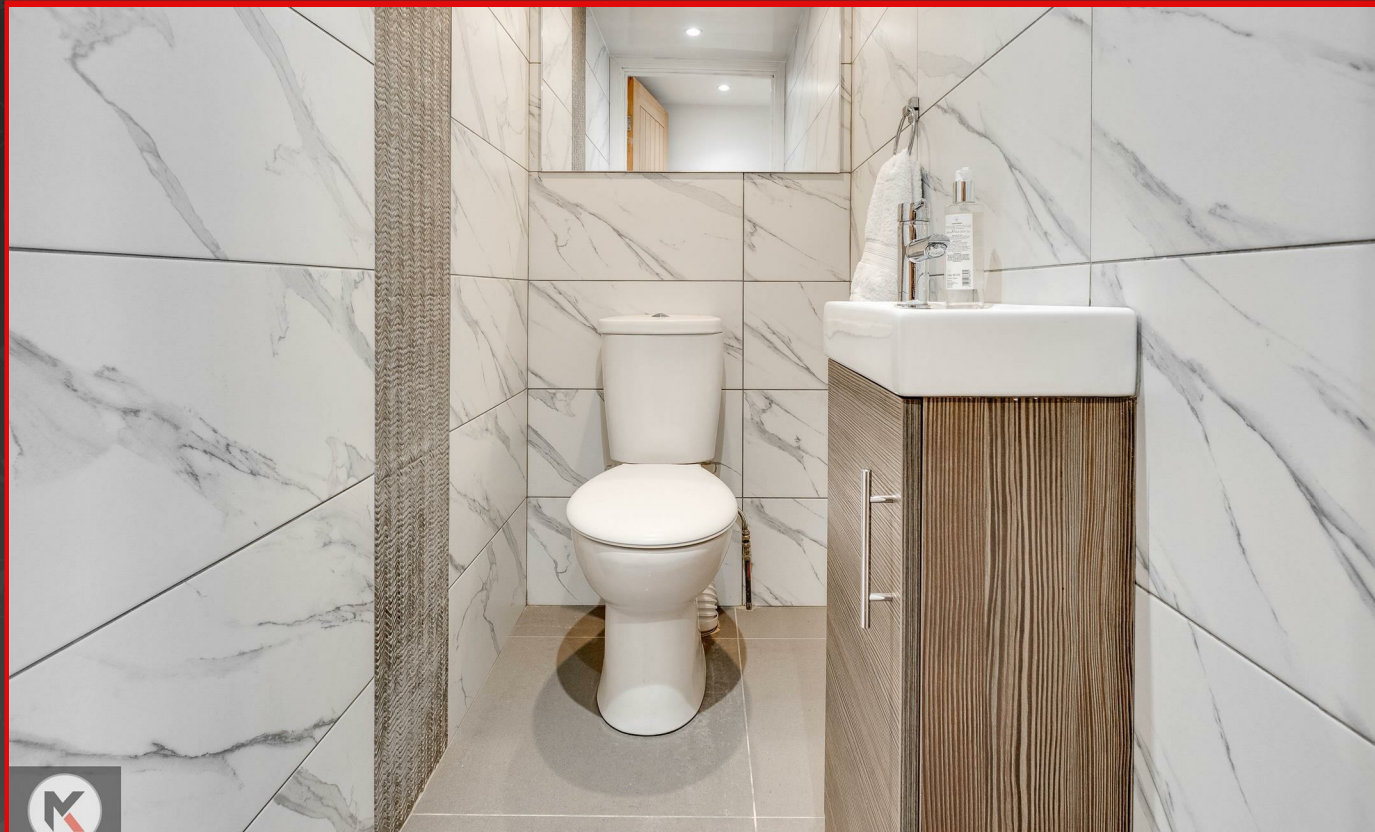


## Pipers Green, Hall Green



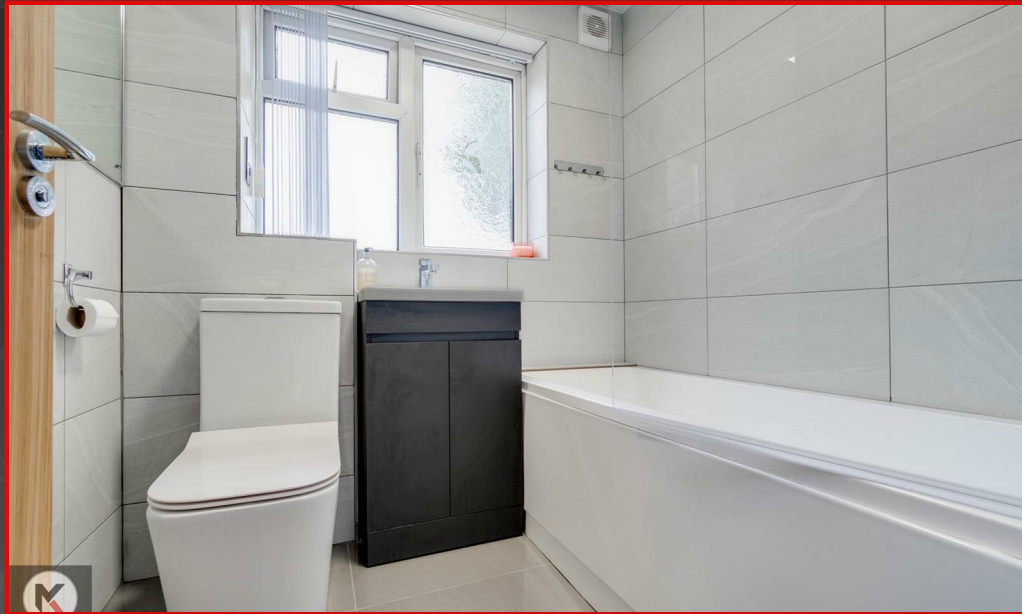


## Pipers Green, Hall Green

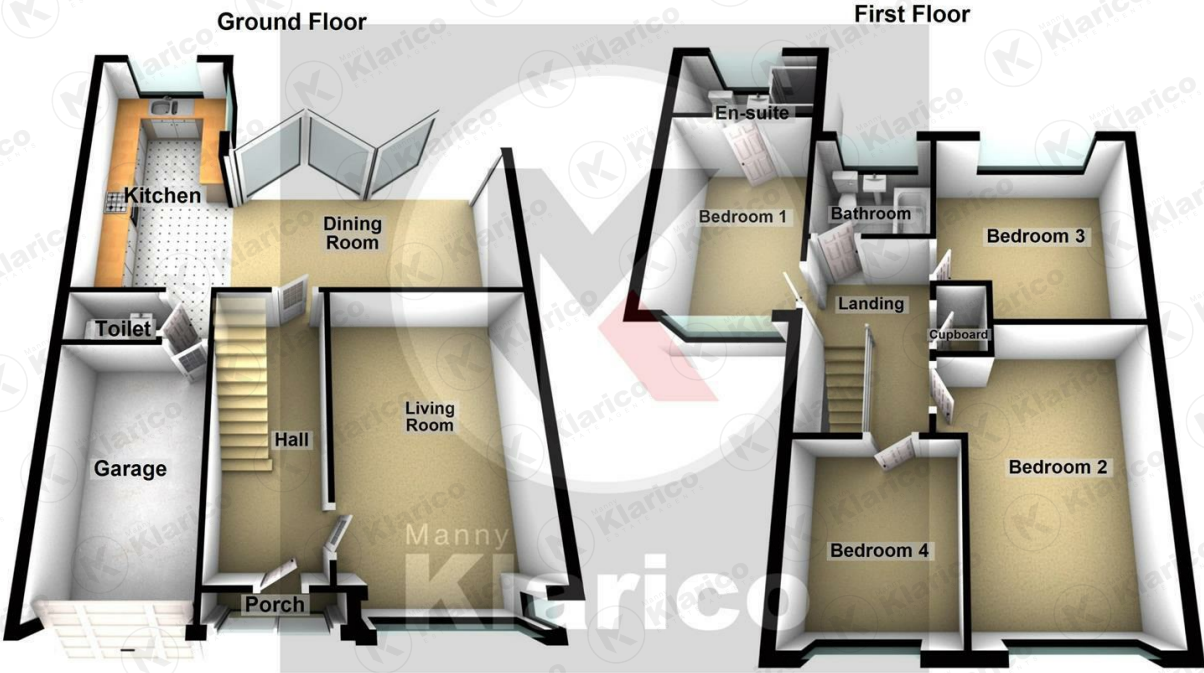




## Pipers Green, Hall Green







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

