

Woodvale Road, Hall Green



£270,000

Woodvale Road, Hall Green

- Semi-Detached
- 3 Bedrooms
- Garden
- Gas Central Heating
- Reception Room
- Off-Road Parking
- Double Glazed
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

Nestled on the charming Woodvale Road in Hall Green, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 736 square feet, this property is ideal for families or those seeking a peaceful retreat.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. There are three well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is thoughtfully designed, catering to the needs of modern living.

Built between 1930 and 1939, this home retains a sense of character while being in good condition, making it a wonderful opportunity for buyers looking for a property that is ready to move into. The location is particularly appealing, offering easy access to local amenities, schools, and parks, ensuring that everything you need is within reach.

For those with vehicles, the property includes parking for two cars, adding to the convenience of this lovely home. Whether you are a first-time buyer or looking to settle down in a friendly neighbourhood, this semi-detached house on Woodvale Road is a fantastic choice. Don't miss the chance to make this charming property your new home.

Lounge/Dining Room

6.18m x 2.96m (20'3" x 9'9")

Double glazed bay window to front and rear, double glazed door to rear, carpet flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

2.99m x 1.81m (9'10" x 5'11")

Double glazed window to rear, door to side, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, plumbing for white goods

Bedroom 1

3.06m x 2.94m (10'0" x 9'8")

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

Bedroom 2

3.03m x 2.96m (9'11" x 9'9")

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

Bedroom 3

1.98m x 1.81m (6'6" x 5'11")

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

Bathroom

2.09m x 1.81m (6'10" x 5'11")

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

Garden

Spacious garden, garden slabs, privacy from rear, fence panels to boundaries, laid lawn

Directions

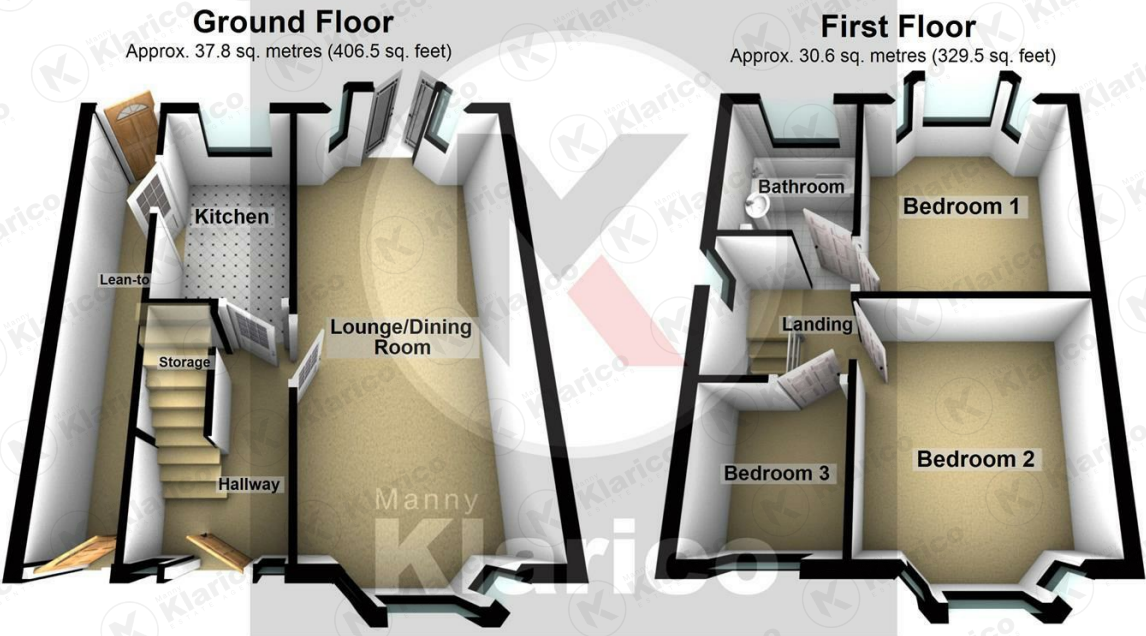


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Total area: approx. 68.4 sq. metres (736.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B		87	(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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