

## Fallowfield Avenue, Hall Green



**Offers Over £360,000**

Nestled in the desirable area of Hall Green, Fallowfield Avenue presents an exceptional opportunity to acquire a charming semi-detached house, built between 1930 and 1939. This delightful property boasts a generous living space of 1,256 square feet, making it an ideal family home.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The impressive kitchen is a standout feature, providing ample room for culinary creativity and family gatherings. Adjacent to the lounge, the conservatory adds a touch of elegance and serves as a lovely space to enjoy the garden views throughout the seasons.

The property comprises three well-proportioned bedrooms, ensuring comfort and privacy for all family members. The bathroom is conveniently located to serve the needs of the household.

One of the notable advantages of this home is the parking provision, accommodating up to four vehicles, which is a rare find in this area. The location itself is highly sought after, offering a blend of tranquility and accessibility to local amenities, schools, and transport links.

In summary, this semi-detached house on Fallowfield Avenue is a splendid choice for those seeking a spacious and well-appointed family home in a great location. With its charming features and ample parking, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.



## Fallowfield Avenue, Hall Green

- Semi-Detached
- 3 Bedrooms
- Locked Garage
- Conservatory
- Reception Room
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

### Lounge

25'3" x 11'6" (7.70m x 3.50m)

Double glazed bay windows to front and rear, double glazed door to rear, laminate flooring, chimney breast, gas fireplace, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Kitchen/Dining Room

15'8" x 13'1" (4.78m x 4.00m)

Double glazed window to rear, door to conservatory, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer

### Conservatory

8'3" x 12'1" (2.54 x 3.69)

Double glazed window Throughout, laminate flooring, door to garden, ceiling light, ceiling fan

### Utility

8'6" x 6'7" (2.60m x 2.00m)

Double glazed Velux window, storage units, worktop, Lino flooring, Plumbing for white goods, integrated oven

### Garage

6'2" x 7'1" (1.89m x 2.17m)

Garage door, ceiling light, concrete flooring

### Bedroom 1

13'8" x 11'10" (4.16m x 3.61m)

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

### Bedroom 2

9'3" x 11'0" (2.81m x 3.36m)

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

### Directions





### Bedroom 3

8'11" x 5'9" (2.72m x 1.76m)

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

### Bathroom

5'9" x 6'6" (1.74m x 1.98m)

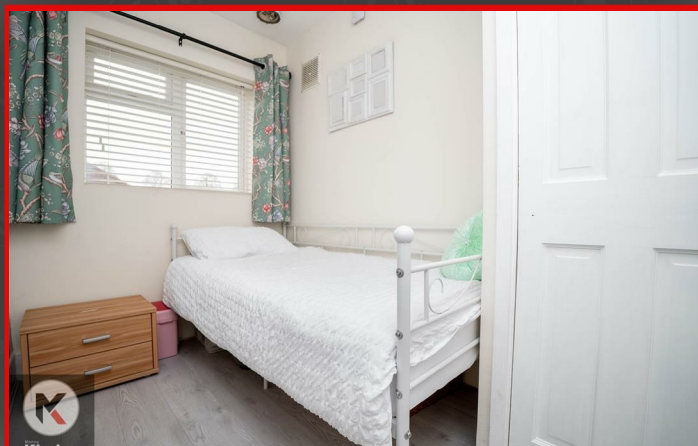
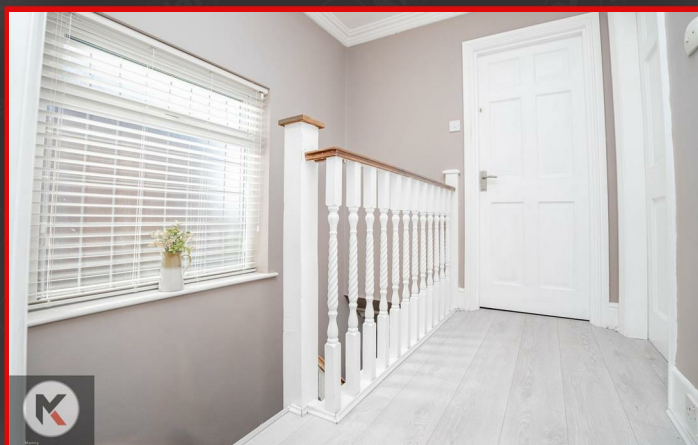
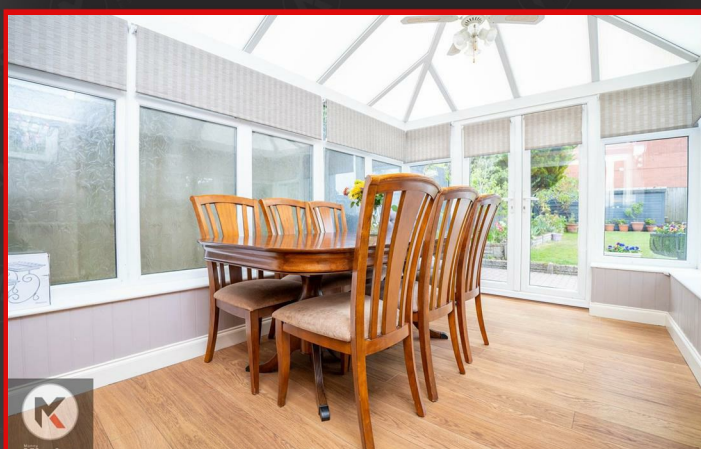
Privacy double glazed window to front, Lino flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, wall mounted radiator

### Garden

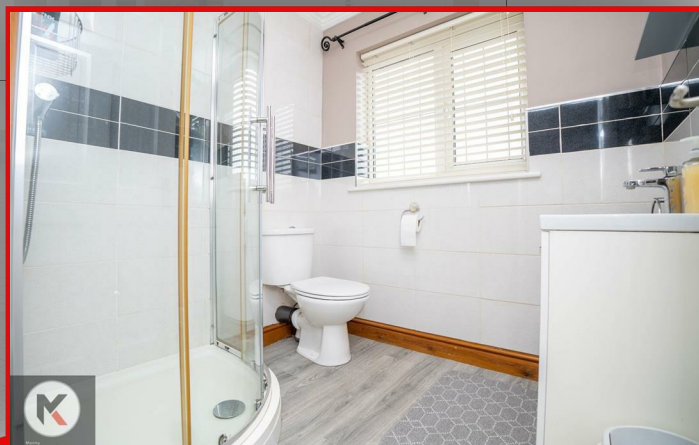
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



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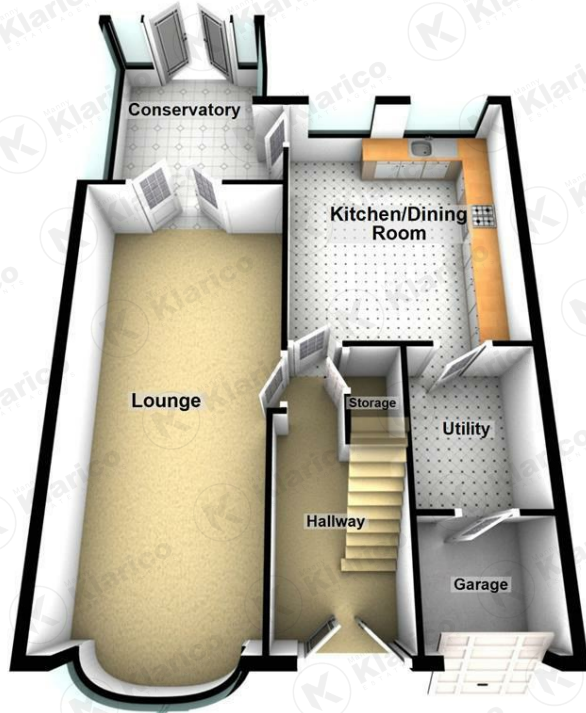


## Fallowfield Avenue, Hall Green



### Ground Floor

Approx. 77.6 sq. metres (835.8 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211

[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

