

Baldwins Lane, Hall Green



2 2 1 E

£330,000

Baldwins Lane, Hall Green

- Detached Bungalow
- 2 Bedrooms
- Off-Road Parking
- Double Glazing
- Well Maintained
- 2 Reception Rooms
- Locked Garage
- Garden
- Gas Central Heating
- Ideal Family Home

Tenure: Freehold
Council Tax Band: C

Nestled in the desirable area of Hall Green, this charming detached bungalow on Baldwins Lane presents a remarkable opportunity for both homebuyers and investors alike. Spanning an impressive 1,155 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With two well-proportioned bedrooms and a conveniently located bathroom, this bungalow offers comfortable living in a tranquil setting.

One of the standout features of this property is the extensive land it occupies, providing ample space for potential development or expansion, subject to the necessary planning permissions. The generous parking area can accommodate up to ten vehicles, making it ideal for families or those who enjoy hosting gatherings.

The location is simply superb, offering a blend of peaceful suburban living while remaining well-connected to local amenities and transport links. This property is not just a home; it is a canvas for your aspirations, whether you envision a serene retreat or a development project. With its great potential and enviable location, this bungalow is a rare find in today's market. Do not miss the chance to explore the possibilities that await you in this delightful Hall Green residence.

Directions

Reception

4.36m x 3.64m (14'4" x 11'11")
Double glazed bay window to front, carpet flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, wall lights, skirting, coving to ceiling, ceiling fan

Dining Room

3.27m x 2.68m (10'9" x 8'10")
Double glazed bay window to side, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling, ceiling fan

Kitchen

2.49m x 2.68m (8'2" x 8'10")
Double glazed window to rear, double glazed door to side, Lino flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker

Bedroom 1

3.39m x 3.41m (11'1" x 11'2")
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bedroom 2

3.19m x 3.41m (10'6" x 11'2")
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

Bathroom

1.97m x 1.85m (6'6" x 6'1")
Privacy double glazed window to rear, laminate flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Utility

5.00m x 1.72m (16'5" x 5'8")
Double glazed door to garden, worktop, laminate flooring, Plumbing for white goods

Garage

4.91 x 5.14 (16'1" x 16'10")
Electric garage door, ceiling light, concrete flooring, door to garden

Lean-to

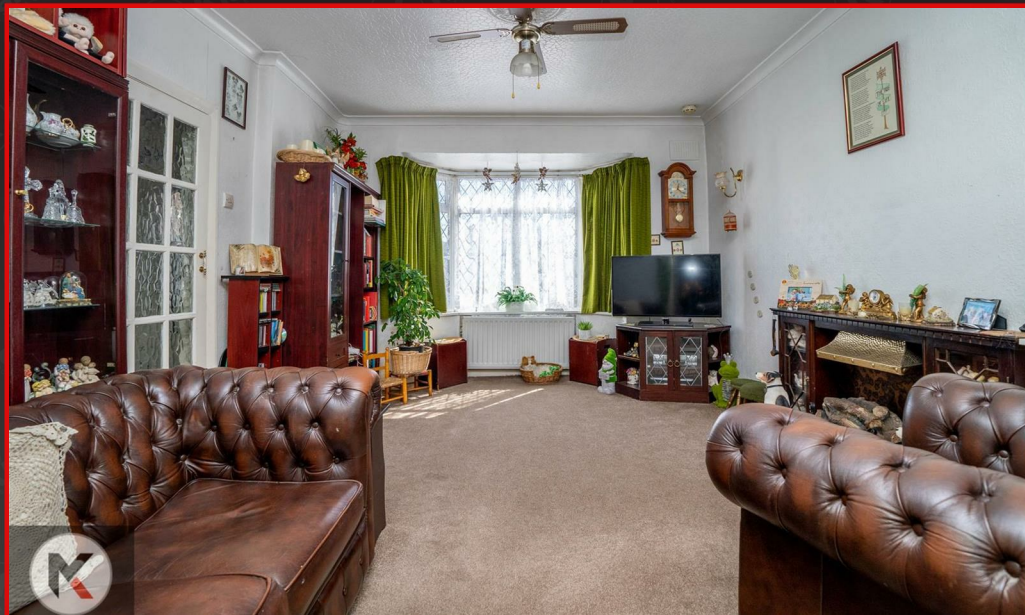
6.44m x 1.70m (21'2" x 5'7")
Double glazed window to front, wall mounted radiator, ceiling light

Garden

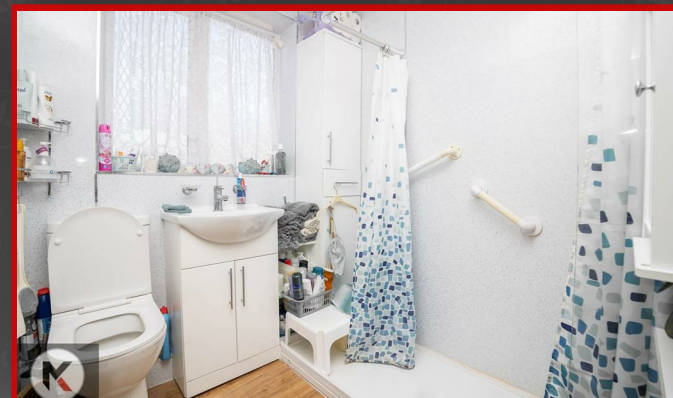
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, patio area, Hedge shrubs



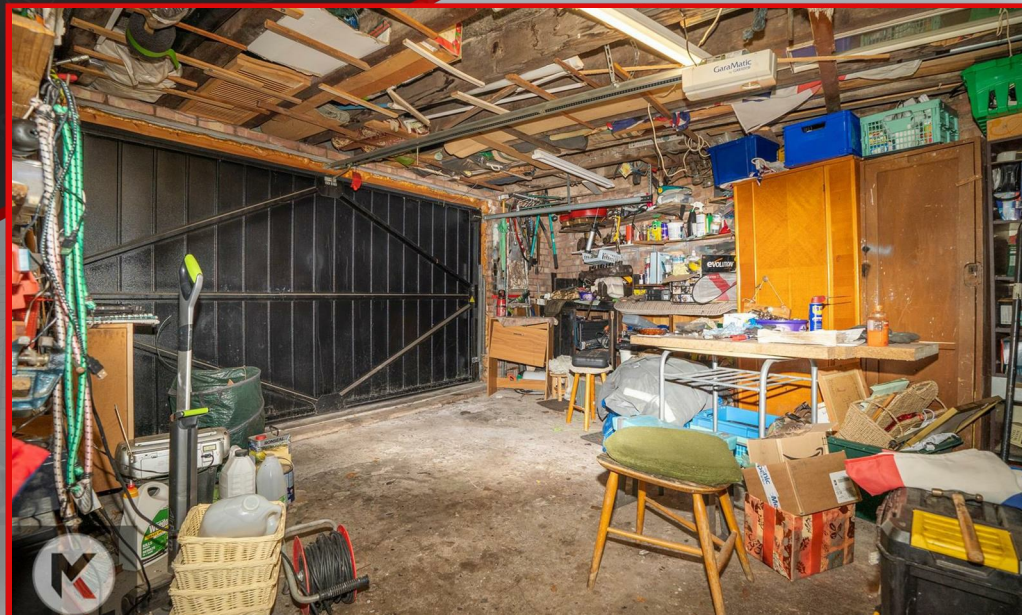
Baldwins Lane, Hall Green

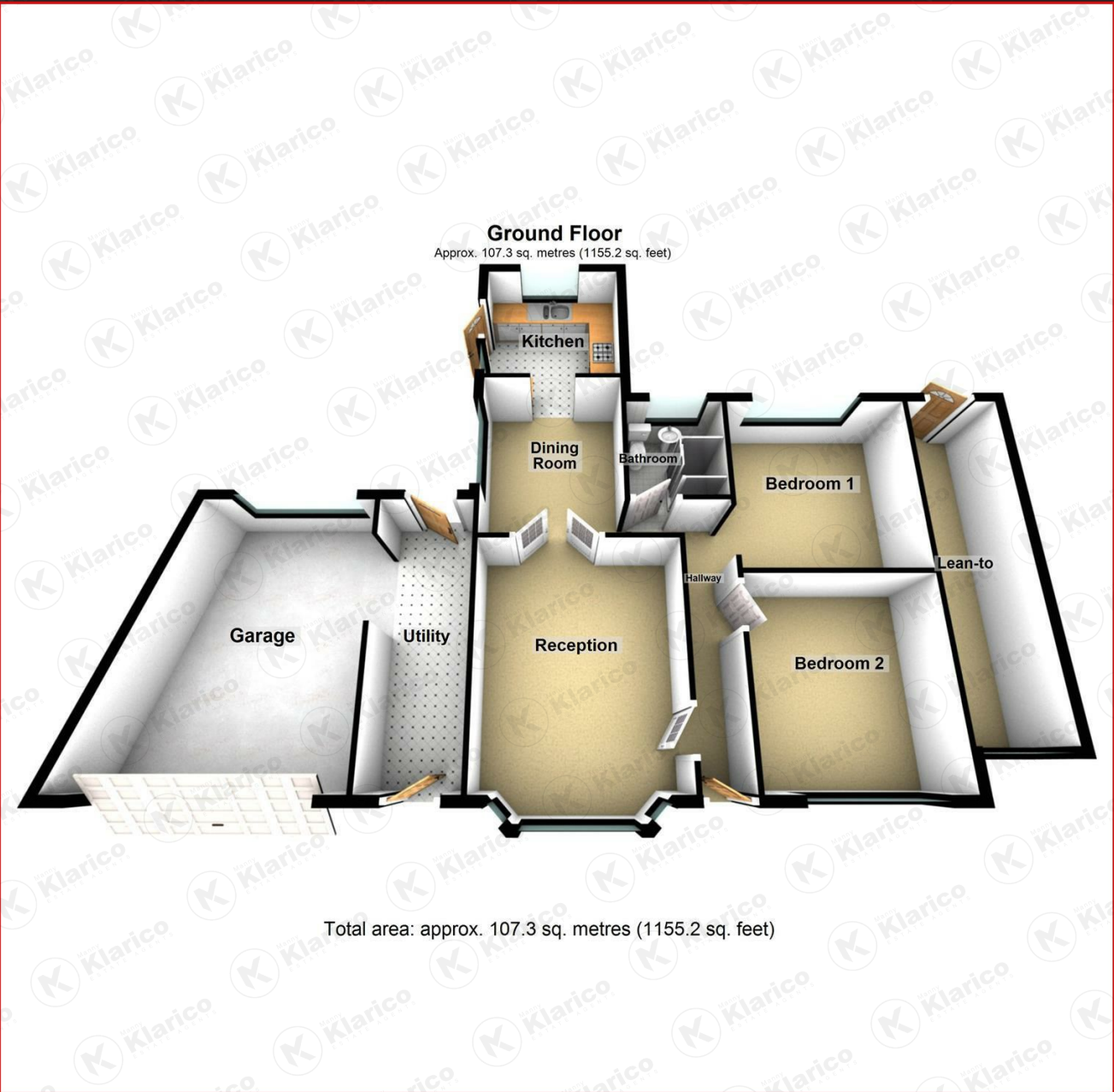


Baldwins Lane, Hall Green



Baldwins Lane, Hall Green





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Current: 52, Potential: 76

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

