

44 Highfield Road, Hall Green



£149,000



## 44 Highfield Road, Hall Green

- Apartment Flat
- 2 Bedrooms
- Communal Garden
- Double Glazed
- Reception Room
- Impressive Kitchen
- Gas Central Heating
- Ideal Family Home

**Tenure:** Leasehold  
**Council Tax Band:** B

Nestled in the charming area of Hall Green, this delightful flat at 44 Highfield Road offers a perfect blend of comfort and convenience. Spanning an inviting 578 square feet, this property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

The flat features a spacious reception room that serves as a welcoming hub for relaxation and entertainment. The well-maintained bathroom adds to the overall appeal, ensuring that daily routines are both comfortable and efficient. Built between 1930 and 1939, this property retains a sense of character while being in great condition, allowing for a seamless move-in experience.

Location is key, and this flat does not disappoint. Situated in a good area, residents will benefit from easy access to local amenities, parks, and transport links, making it a practical choice for those commuting or seeking leisure activities nearby.

In summary, this flat on Highfield Road presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-kept home. With its charming features and prime location, it is certainly worth considering for your next move.

### Reception Room

**3.93m x 3.33m (12'11" x 10'11")**

Double glazed bay windows to front, laminate flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting

### Kitchen

**4.42m x 1.79m (14'6" x 5'10")**

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

### Bedroom 1

**3.34m x 3.30m (10'11" x 10'10")**

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

### Bedroom 2

**3.42m x 2.96m (11'3" x 9'9")**

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

### Bathroom

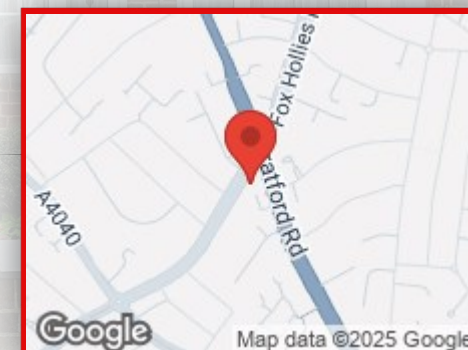
**3.42m x 1.82m (11'3" x 6'0")**

Privacy double glazed window to rear, laminate flooring, bathtub with separate tabs, wall tiles, shower unit over bath, pedestal sink with separate taps, toilet, wall mounted radiator, extractor fan, heated towel rail

### Communal Garden

Spacious garden, garden slabs, fence panels to boundaries, laid lawn, patio area

### Directions





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ESTATE AGENTS



Total area: approx. 53.7 sq. metres (577.6 sq. feet)

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		

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