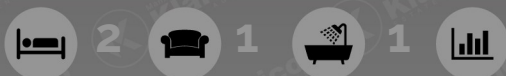


Highfield Close, Hall Green



Offers Over £225,000

Highfield Close, Hall Green

- Semi-Detached
- 2 Bedrooms
- Garden
- Well Maintained
- Reception Room
- Off-Road Parking
- Double Glazing
- Ideal Family Home

Tenure: Freehold
Council Tax Band: B

Nestled in the desirable area of Highfield Close, Hall Green, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 586 square feet, the property features two generously sized bedrooms and a well-appointed bathroom, making it an ideal choice for small families or professionals seeking a peaceful retreat and there is a great potential to extend.

Upon entering, you will be greeted by a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere. The well-lit interiors enhance the sense of space, making it perfect for both relaxation and entertaining guests. The highlight of this home is undoubtedly the amazing kitchen, which is designed to cater to all your culinary needs, providing a delightful space for cooking and dining.

The property is set in a great location, offering easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Additionally, the house benefits from parking for two vehicles, a valuable feature in this sought-after area.

Constructed between 1980 and 1989, this home combines modern living with a touch of character, making it a wonderful place to call your own. With its spacious rooms and excellent location, this semi-detached house is a fantastic opportunity for anyone looking to settle in Hall Green. Don't miss the chance to make this delightful property your new home.

Reception Room

4.75m x 3.66m (15'7" x 12'0")

Double glazed door to rear, laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

2.60m x 2.47m (8'6" x 8'1")

Double glazed window to front, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, fridge freezer, washing machine

Bedroom 1

3.73m x 2.00m (12'3" x 6'7")

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

Bedroom 2

3.67m x 1.73m (12'0" x 5'8")

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

Bathroom

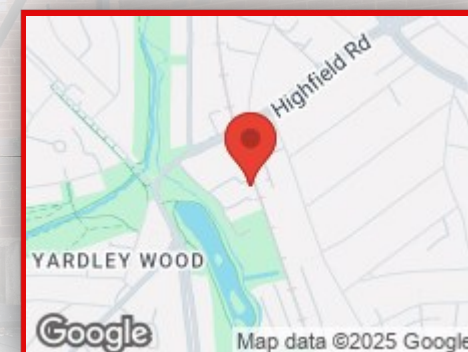
2.62 x 1.80 (8'7" x 5'10")

Privacy double glazed window to front, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, heated towel rail, extractor fan

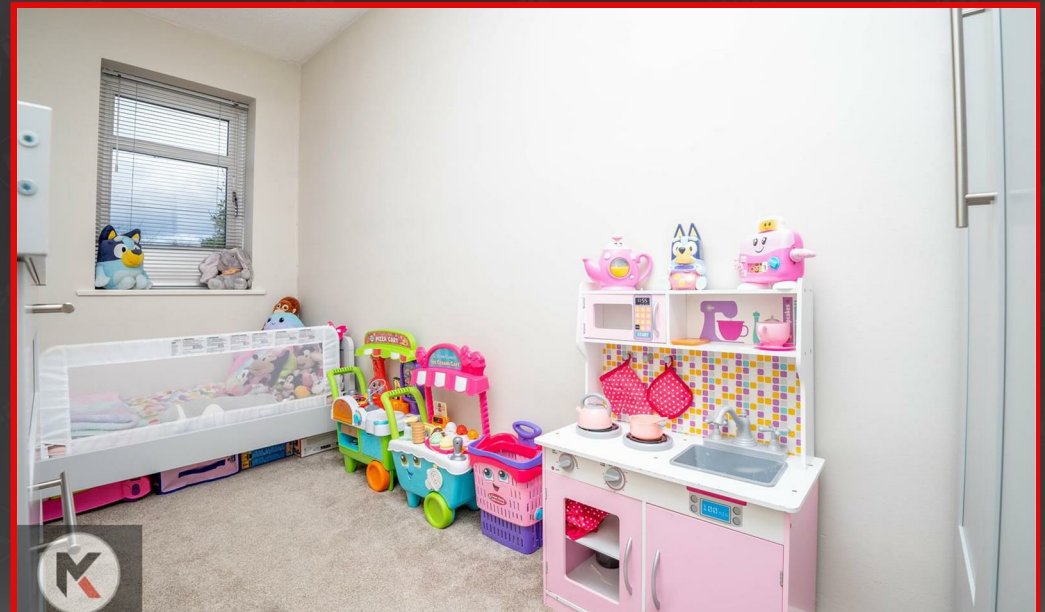
Garden

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

Directions

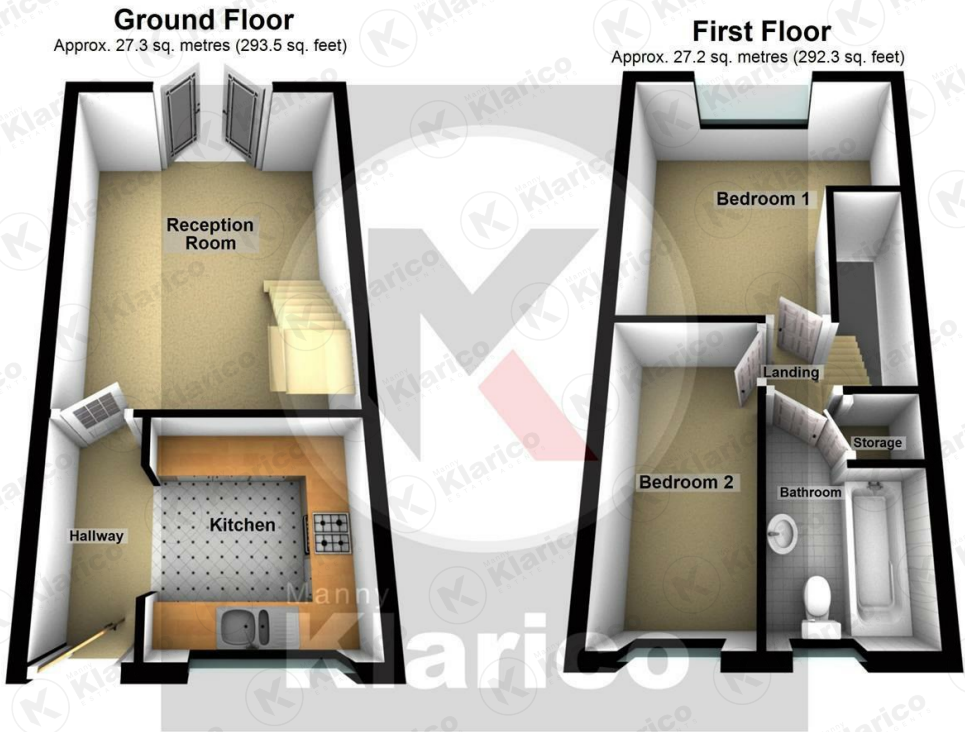


Highfield Close, Hall Green



Highfield Close, Hall Green





Total area: approx. 54.4 sq. metres (585.8 sq. feet)

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 ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		90		(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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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