

Dalbury Road, Hall Green



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£360,000

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a sought after street in Hall Green, Birmingham. Features an impressive ground floor extension along with a garden room to the rear.



Dalbury Road, Hall Green

- Semi-Detached
- Immaculate outbuilding to the rear garden
- Well presented throughout
- UPVC double glazing
- Stunning property
- Ground floor rear extension
- Garage
- Ground floor guest WC
- Gas central heating

Dining Room

10'9" x 10'5" (3.30m x 3.20m)

Double glazed bay window to front, floor tiling, wall mounted radiator

Lounge

20'4" x 11'9" (6.20m x 3.60m)

Double glazed patio doors to rear garden, floor tiling, wall mounted radiator

W.C

Guest w.c on the ground floor, toilet, ceiling light

Kitchen

12'5" x 11'5" (3.80m x 3.50m)

Extended kitchen, floor tiling, worktop, storage cupboards, two velux windows, extractor, ceiling lights, plumbing for white goods

Bedroom 1

10'9" x 10'5" (3.30m x 3.20m)

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

Bedroom 2

11'9" x 10'5" (3.60m x 3.20m)

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

Bedroom 3

7'2" x 6'2" (2.20m x 1.90m)

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

Bathroom

8'6" x 7'10" (2.60m x 2.40m)

Privacy double glazed window to rear, wood flooring, ceiling light, freestanding bath, shower enclosure with thermostatic shower unit, vanity wash unit, heated towel rail

Garden Room

13'9" x 9'10" (4.20m x 3.00m)

Double glazed windows and double doors, wood flooring, ceiling lights, electrical supply. well presented

Rear Garden

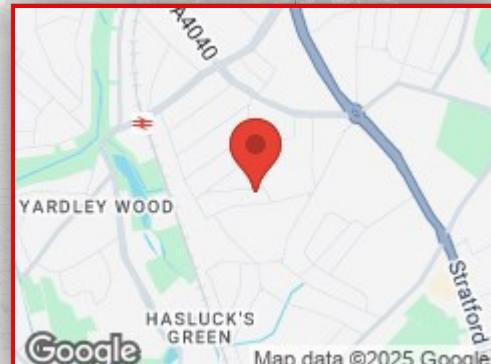
Porcelain paving slabs, fence panels to boundaries, laid lawn

Garage

22'11" x 7'6" (7.00m x 2.30m)

Garage access to side, ceiling light

Directions



Dalbury Road, Hall Green

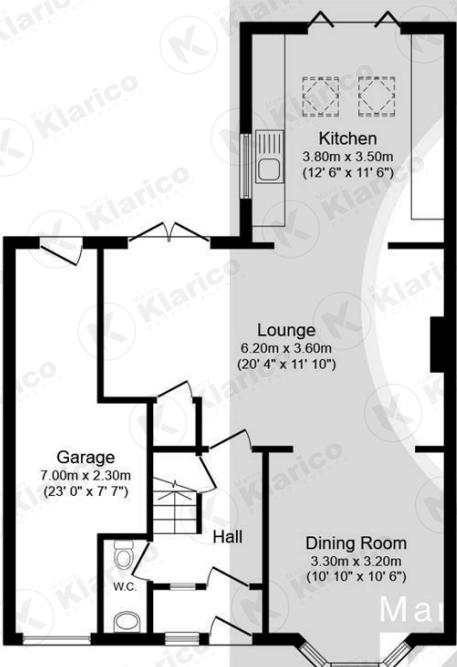


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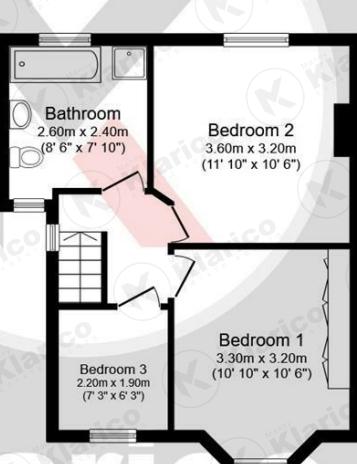
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Ground Floor

Floor area 69.1 sq.m. (743 sq.ft.)



First Floor

Floor area 40.4 sq.m. (435 sq.ft.)



Outbuilding

Floor area 12.6 sq.m. (136 sq.ft.)

TOTAL: 122.1 sq.m. (1,314 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyclarico.co.uk

