



 **3**
Bedrooms

 **1**
Bathroom



An EXTENDED THREE DOUBLE BEDROOM centrally heated and double glazed (where shown) semi-detached property with upstairs bathroom, downstairs gardener's W.C., TWO SEPARATE RECEPTION ROOMS, BREAKFAST KITCHEN, SIDE GARAGE/UTILITY, good size rear garden and OFF ROAD PARKING TO THE FRONT.

GROUND FLOOR ACCOMMODATION

Entrance Porch 1.87m x 0.81m (6.14ft x 2.66ft)

Hallway

Front Reception Room 4.83m Into Bay x 3.44m max (15.85ft Into Bay x 11.29ft Max)

Rear Reception Room 6.28m x 3.44m Max (20.60ft x 11.29ft Max)

Breakfast Kitchen 4.93m Max x 2.95m Max (16.17ft Max x 9.68ft Max)

Utility Area 6.36m x 1.30m Max (20.87ft x 4.27ft Max)

Garage 5.27m x 2.36m Max (17.29ft x 7.74ft Max)

FIRST FLOOR ACCOMMODATION

Master Bedroom 4.97m Into Bay x 3.44m Max (16.31ft Into Bay x 11.29ft Max)

Bedroom Two 4.17m x 3.44m Max (13.68ft x 11.29ft Max)

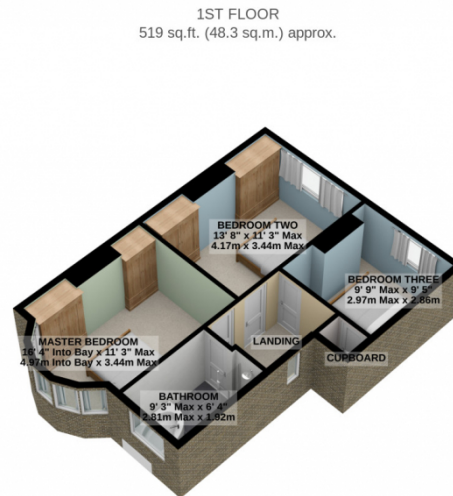
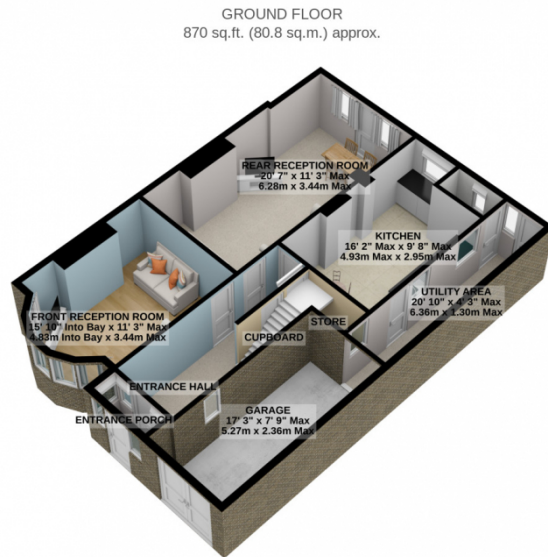
Bedroom Three 2.97m Max x 2.86m (9.74ft Max x 9.38ft)

Bathroom 2.81m Max x 1.92m (9.22ft Max x 6.30ft)

OUTSIDE

Good Size Rear Garden

Off Road Parking To Front



GREEN BANK AVENUE, HALL GREEN B28 8AP - CLIVE TANNER WYATTS 0121 778 1318
TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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