



## Allman Road, Birmingham, B24 9DY

- Traditional freehold semi-detached family home
- Fitted breakfast kitchen with integrated appliances
- Attractive Rear Garden
- Conservatory

- Beautifully presented with modern décor and retained original features
- Downstairs W.C
- Family Bathroom
- Good proportions throughout

**Asking Price £300,000**



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Situated in a convenient and sought-after location, this charming freehold, traditional semi-detached family home blends classic character with modern style. Tastefully decorated in neutral tones with sleek finishes, the property retains original features including high-handle doors and stained glass windows, perfectly complemented by contemporary touches. Ideally positioned close to well-regarded schools, local shops within walking distance, and further retail facilities in Wylde Green, The Fort and Sutton Coldfield, the home also benefits from frequent bus services along Holly Lane, offering easy access into the city centre. Gas central heating and PVC double glazing add to the overall comfort.



Set behind a multi-vehicle driveway with mature shrubs, the property is entered via a porch with stained glass detailing, leading into a welcoming entrance hall with stairs to the first floor and useful under-stairs storage. To the front, a bright bay-fronted lounge features a bioethanol stove-effect fire, while a spacious second reception room provides an ideal dining or family area, complete with an electric log-effect fire and sliding patio doors opening into a rear conservatory overlooking the garden. The fitted breakfast kitchen offers a range of matching wall and base units with integrated appliances and access to the dining area.



Upstairs, three well-proportioned bedrooms are served by a stylish family bathroom. The principal bedroom benefits from a bay window and fitted wardrobes, while the remaining rooms enjoy pleasant outlooks to the front and rear.



Externally, the rear garden features a renewed paved patio ideal for outdoor dining, leading onto a lawn bordered by mature shrubs and bushes, with an additional seating area to the rear — creating a private and versatile outdoor space perfect for entertaining.

Viewing is highly recommended to fully appreciate all this attractive home has to offer. EPC Rating D.

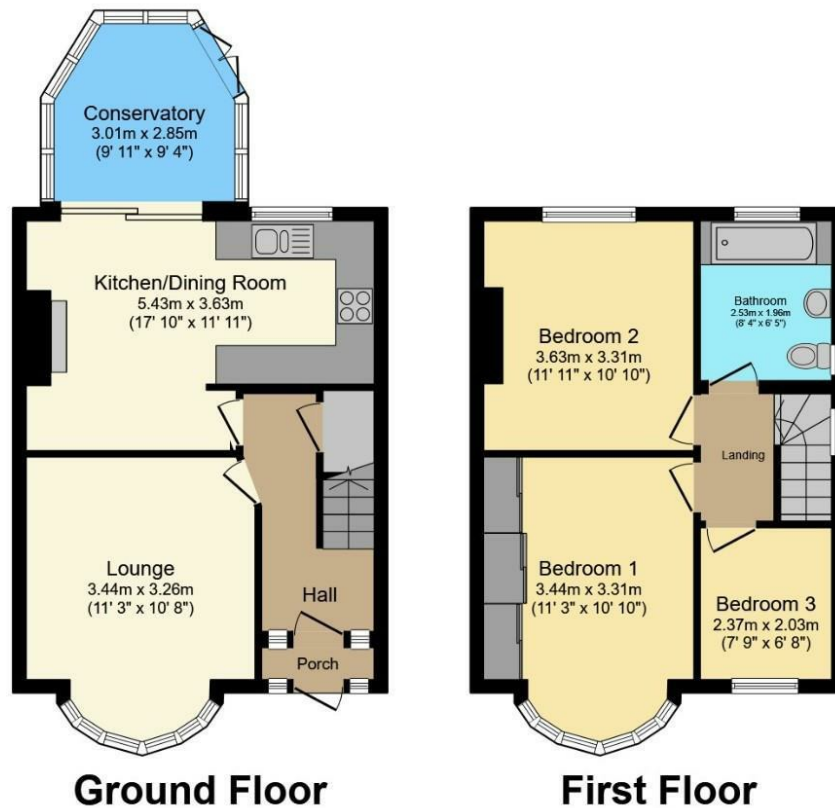


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## AGENTS NOTE

\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\*



Total floor area 88.8 sq.m. (955 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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### Viewings

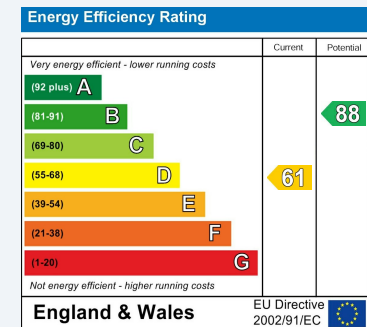
Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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