



Broad Lane

BIRMINGHAM

£275,000



3 Bedroom Semi Detached House

Features.

- THREE BEDROOMS
- MODERN BATHROOM
- LOUNGE, DINING ROOM AND CONSERVATORY
- KITCHEN AND UTILITY AREA
- GOOD SIZED REAR GARDEN
- OFF ROAD PARKING

Description.

A particularly well presented three bedroom semi detached house set back on the service road of Broad Lane, offered with two reception rooms plus conservatory, utility room, good sized rear garden and off road parking situated in Kings Heath, Birmingham.

The accommodation in brief, features:- Driveway, Enclosed Porch, Hallway with Pantry Cupboard, Lounge with Feature Bay Window and Ornamental Fireplace, Dining Room with Feature Fireplace, Conservatory, Kitchen with Integrated Oven, Hob and Cooker Hood, Utility Area with both Front and Rear Access, Stairs to First Floor Landing with Storage Cupboard, Master Bedroom, Double Bedroom Two, Bedroom Three and Main Bathroom with Walk-In Shower Enclosure.

Outside the property enjoys a pleasant rear garden circa 108 ft in length, mainly laid to lawn with initial decked patio area and mature willow tree to fenced boundaries.

Broad Lane is conveniently located within walking distance to the canal and Cocks Moors Woods Leisure Centre. Kings Heath is a suburb of south Birmingham within easy reach of the city centre just (circa) five miles away, with great transport links in and out of the city centre. Kings Heath offers a number of shops, eateries, amenities, and outstanding primary and secondary schools as well as a King Edward grammar school.



Room Dimensions.

Porch

Hall

Lounge: 11' 10" x 10' 7" (3.62m into the bay x 3.25m)

Dining Room: 13' 1" x 10' 7" (4.00m x 3.25m)

Conservatory: 9' 2" x 7' 1" (2.80m x 2.18m)

Kitchen: 10' 11" x 4' 11" (3.35m x 1.52m)

Utility Room: 14' 5" x 5' 9" (4.40m x 1.77m)

Stairs To First Floor Landing

Master Bedroom: 10' 11" x 10' 7" (3.35m x 3.25m)

Bedroom Two: 10' 7" x 10' 0" (3.25m x 3.05m) max

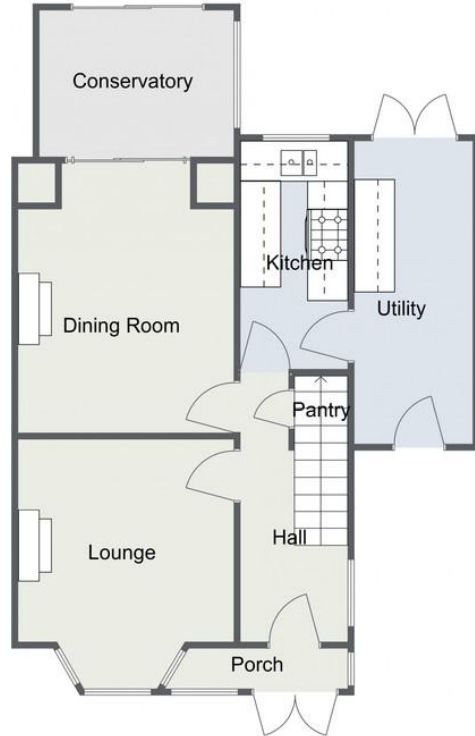
Bedroom Three: 7' 8" x 5' 10" (2.35m x 1.78m)

Bathroom: 7' 10" x 5' 1" (2.40m x 1.55m)

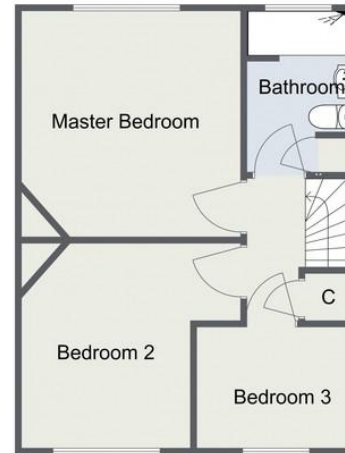


Broad Lane, Birmingham

Ground Floor



First Floor



Total Area Approx:
85.7 sq metres (923 sq ft)

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

EPC: D

COUNCIL TAX BAND: B

TENURE: Freehold

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For more information on this house or to arrange a viewing please call the Shirley office on:

0121 745 5888

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Alternatively, you can scan below to view all of the details of this property online.



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