

72 Fellows Lane, Birmingham, B17 9TX
Offers In The Region Of £475,000

A well maintained spacious three bedroom semi-detached residence situated in a desirable location not far from Harborne high street. Benefiting from a delightful rear and front garden space and a two car driveway. Viewing highly recommended.

Location

FELLOW LANE runs between Court Oak Road and War Lane, both of which have regular public transport services giving access to the excellent local shopping facilities in Harborne High Street. The new Harborne Swimming Pool and Health Centre is around a 10 minutes walk away and there are good schools close by in the area catering for children of all ages and also other sporting and recreational amenities. The QE Medical Centre and Birmingham University are within easy reach as are the Motorway Network Links.

Introduction

72 FELLOWS LANE is a spacious and well maintained semi-detached residence situated in this desirable location. The gas centrally heated accommodation fully merits an internal inspection and comprises an enclosed porch, reception hall, two receptions room, breakfast kitchen, utility and guest cloakroom. At first floor level, there are three bedrooms, bathroom, and separate WC. To complement the property there is a two-car drive, front and delightful rear gardens

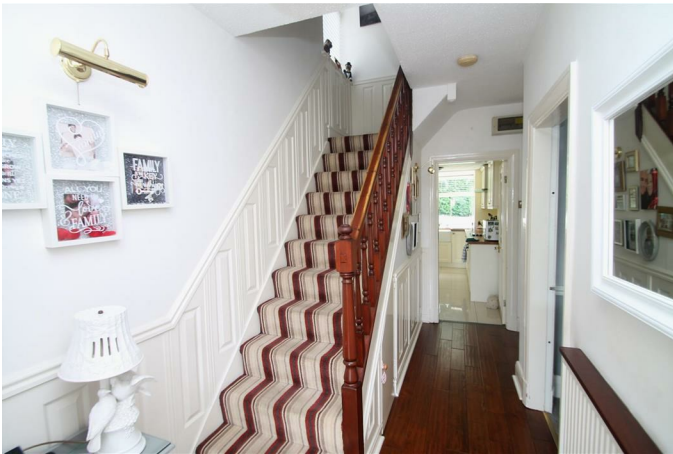
On The Ground Floor

The property is set back in an elevated position beyond a lawned front garden and two car driveway.

Enclosed Porch

Ceiling spot lighting and double glazed front door.

Reception Hall



Central heating radiator, ceiling light point, under stairs storage cupboard, dado rail, inner front door and stair case rising to the first floor landing.

Front Reception/Living Room 15'9" x 12'1" (4.80m x 3.68m)



A spacious living room with living flame gas fire inset in feature fireplace, central heating radiator, power points, ceiling light with feature rose, dado rail, three wall light point, inter connecting double doors to dining room and double glazed bay window to front.

Rear Reception/ Dining Room 16'5" x 11'0" (5.00m x 3.35m)



Again having feature fireplace with gas fire inset, central heating radiator, power points, ceiling light point, dado rail and double glazed patio doors to the delightful rear garden.

Breakfast Kitchen 15'3" x 14'0" (max) (4.65m x 4.27m (max))



Kitchen Area



Belfast style sink unit, range of base and wall units with contrasting worktop, single door oven, four ring hob with extractor hood over, integrated dishwasher and fridge, central heating radiator, polished tile flooring and double glazed window to rear.

Breakfast Area



With door to utility, polished tile flooring, window to side and door to rear lobby.

Guest Cloak Room

Low level wc and wash hand basin

Rear Lobby

Leading from the Breakfast Kitchen and door to the rear garden

Utility 15'6" x 7'7" (4.72m x 2.31m)



Plumbing for washing machine, space for tumble dryer and fridge/freezer, power points, ceiling light point and window to front.

On The First Floor



An easy tread staircase leads to the first floor landing with window to side, central heating radiator and access to loft.

Bedroom One 15'10" x 10'4" (4.83m x 3.15m)



Two built-in double door wardrobes, central heating

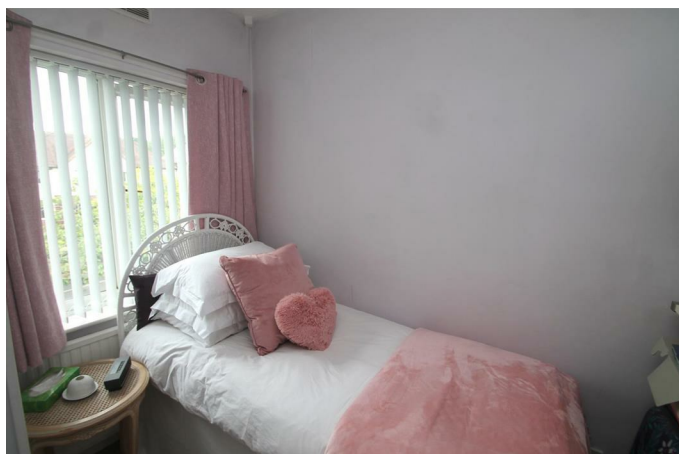
radiator, ceiling light point and double glazed window to front.

Bedroom Two 15'9" x 104" (4.80m x 31.70m)



Fitted double and single door wardrobes, central heating radiator, power points ceiling light point and double glazed window to rear.

Bedroom Three 8'7" x 6'11" (2.62m x 2.11m)



Central heating radiator, power points, ceiling light point and window to front.

Family Bathroom



White suite of panelled bath with shower over with shield, wash hand basin, two central heating radiators, airing cupboard, ceiling spotlighting and opaque double glazed window to rear.

Separate WC

With low-level WC and window to side.

Outside



The property is set back in an elevated position beyond a lawned front garden and two car driveway.

Enclosed Rear Garden

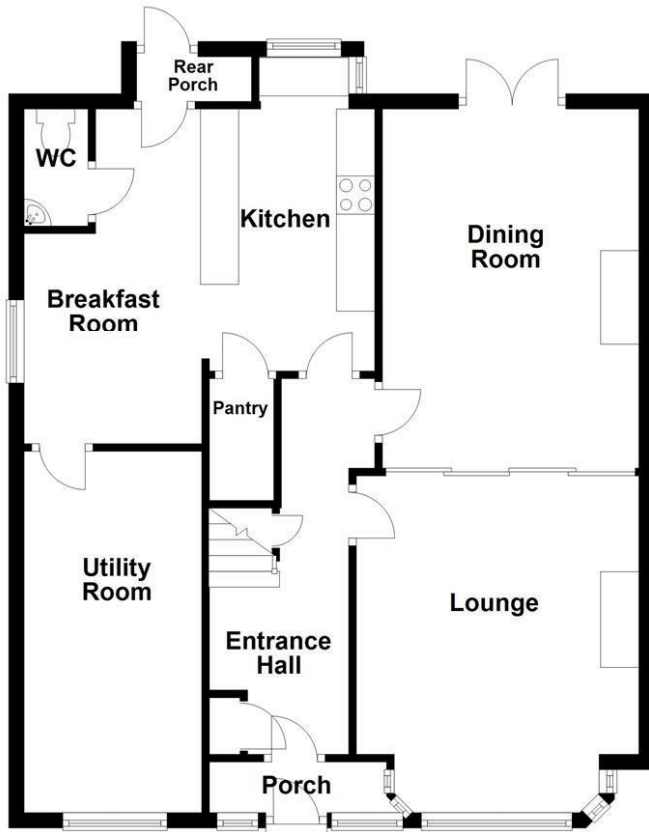


The delightful secluded rear garden comprises laid patio, neat lawn, dwarf walling, borders and timber shed.

Floor Plan

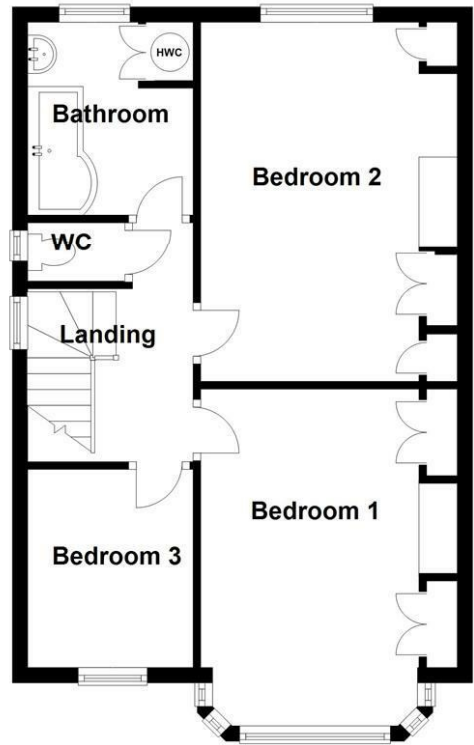
Ground Floor

Approx. 77.8 sq. metres (837.1 sq. feet)



First Floor

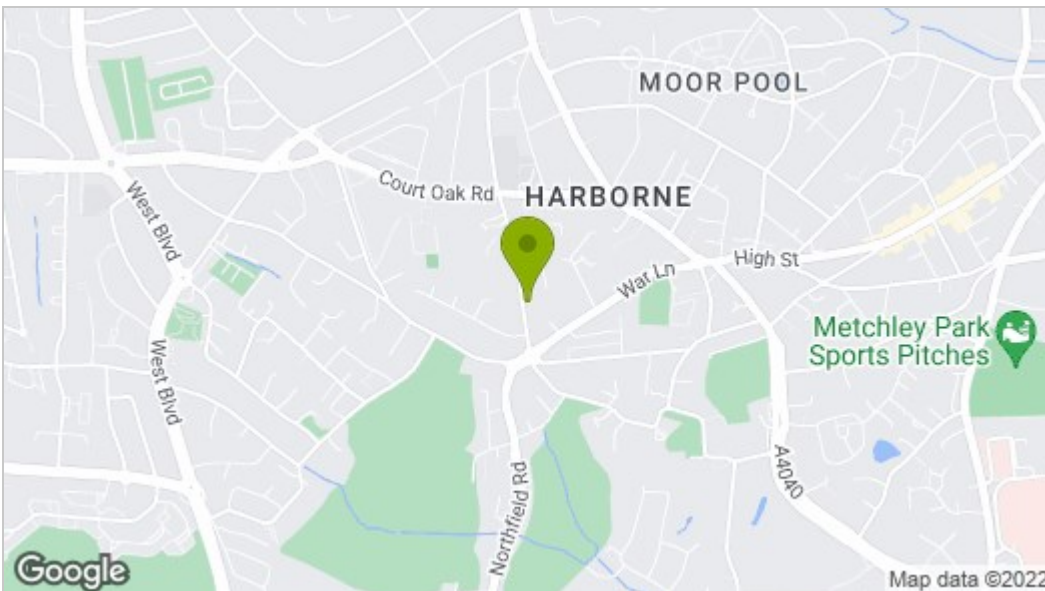
Approx. 49.4 sq. metres (532.1 sq. feet)



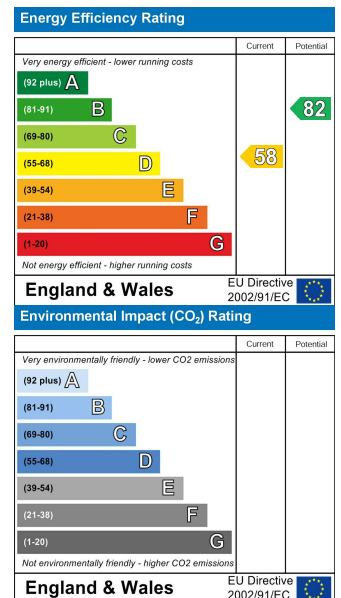
Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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