58 Fellows Lane, Birmingham, B17 9TP

Asking Price £560,000

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom semi detached home for sale. Situated on the ever popular Fellows Lane and offered with no upward chain. The property is conveniently located for easy access into Harborne High Street, offering an array of bars, restaurant's and shopping. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham.

The property comprises, driveway parking and entrance hallway. Spacious front lounge, the original garage has been converted into a beneficial study room. To the rear of the property is a spacious kitchen diner, with downstairs further benefitting from utility room and guest WC. The first floor boats four bedrooms, with the master having its own ensuite. Upstairs has an additional family bathroom and the rear of the property has a private garden.

Hallway

Hallway giving access to lounge, study, guest WC and kitchen. Obscure partially glazed front door, ceiling light point and stairs to first floor accommodation.

Lounge

Spacious lounge with bay window to front elevation, feature fireplace, ceiling light point and central heating radiator.

Study

Beneficial multi purpose room, either being used as a study, play room or additional bedroom. Window to front elevation, ceiling light point and central heating radiator.

Kitchen Diner

Spacious kitchen diner, boasting a range of fixed wall and base units. Breakfast bar, integrated appliances, window to rear elevation, bi-fold doors and central heating radiators.

WC

Low level flush WC, hand wash basin and ceiling light point.

Utility

Range of base and wall units, sink unit and plumbing for appliances.

Landing

Spacious landing with access to loft, carpeted flooring and ceiling light point.

Master Bedroom

Carpeted flooring, bay window to front elevation, ceiling light point and central heating radiator. Access to ensuite.

Bathroom

Tiled ensuite with walk in shower, low level combi WC and vanity unit. Window to front elevation, central heating radiator and ceiling spotlights.

Bedroom Two

Carpeted flooring, window to rear elevation, ceiling light point and central heating radiator.

Bedroom Three

Carpeted flooring, window to front elevation, ceiling light point and central heating radiator.

Bedroom Four

Carpeted flooring, window to rear elevation, ceiling light point and central heating radiator.

Bathroom

Tiled bathroom suite boasting enclosed bath, walk in shower cubicle, low level flush WC and vanity unit. Obscure glazed window to rear elevation and towel radiator.

Garden

Paved patio area, predominantly laid to lawn. Fenced boundaries, rear decking area and side access.

Additional Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.
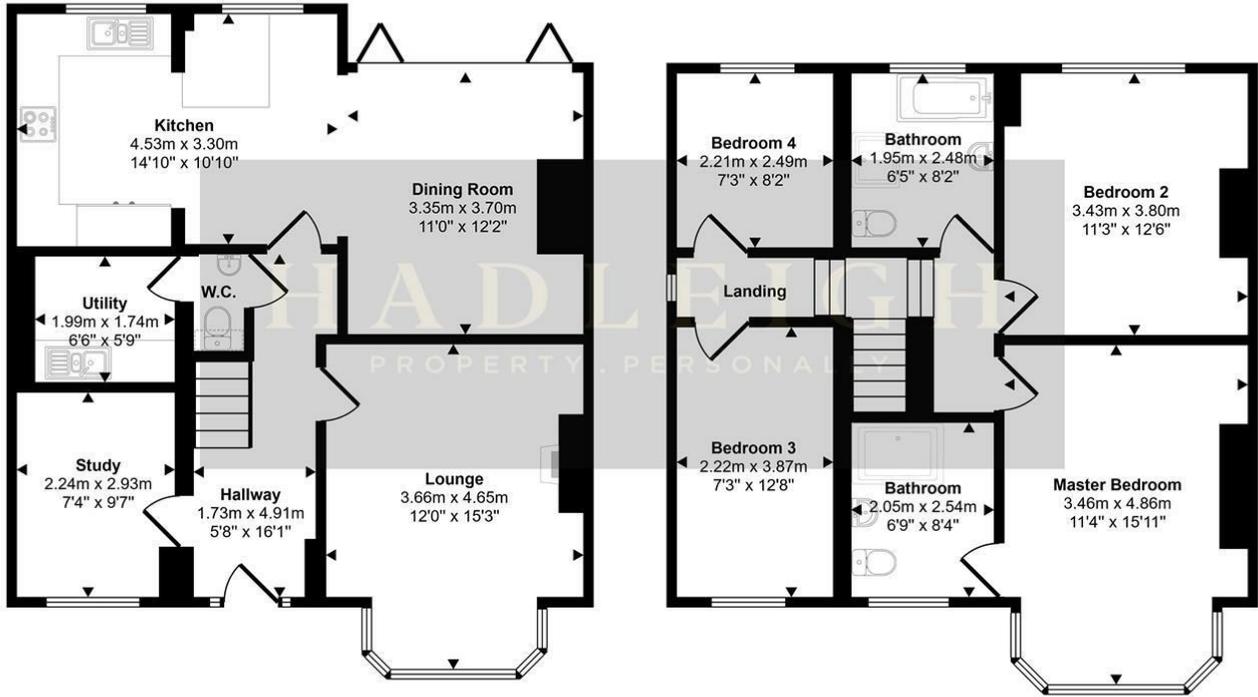Tenure - Freehold
EPC - E
Council Tax Band - D

Floor Plan

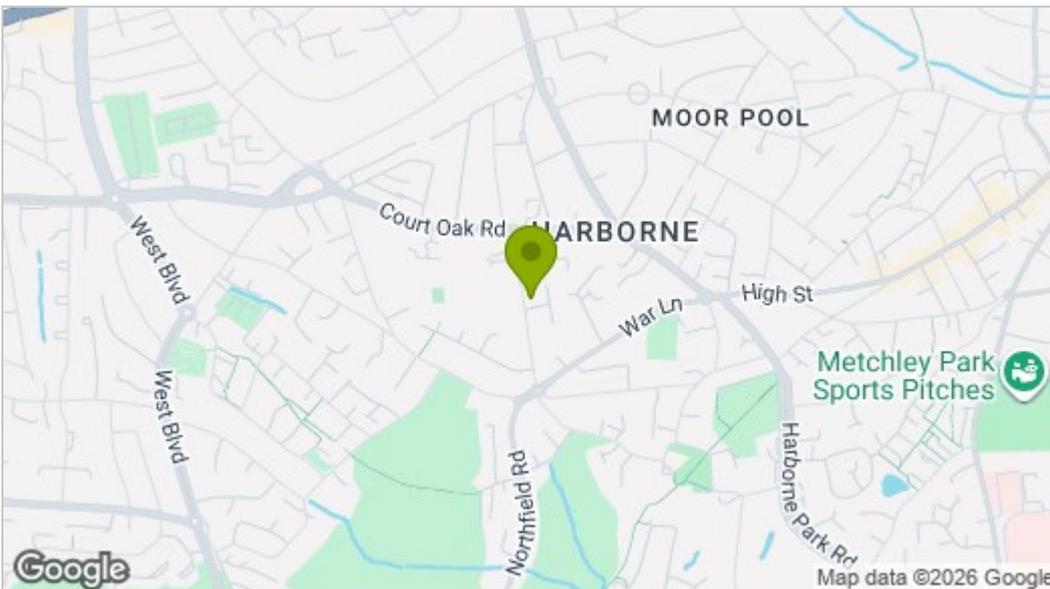Approx Gross Internal Area
130 sq m / 1401 sq ft

Kitchen
4.53m x 3.30m
14'10" x 10'10"

Dining Room
3.35m x 3.70m
11'0" x 12'2"

Bedroom 4
2.21m x 2.49m
7'3" x 8'2"

Bathroom
1.95m x 2.48m
6'5" x 8'2"

Bedroom 2
3.43m x 3.80m
11'3" x 12'6"

Utility
1.99m x 1.74m
6'6" x 5'9"

W.C.

Landing

Study
2.24m x 2.93m
7'4" x 9'7"

Hallway
1.73m x 4.91m
5'8" x 16'1"

Lounge
3.66m x 4.65m
12'0" x 15'3"

Bedroom 3
2.22m x 3.87m
7'3" x 12'8"

Bathroom
2.05m x 2.54m
6'9" x 8'4"

Master Bedroom
3.46m x 4.86m
11'4" x 15'11"

Ground Floor
Approx 66 sq m / 713 sq ft
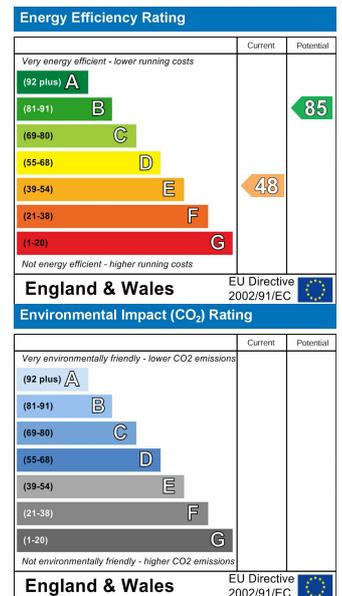
First Floor
Approx 64 sq m / 689 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC