



## 26 Worlds End Lane, Birmingham, B32 1JD

**Asking Price £375,000**

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom semi detached house for sale. Located on Worlds End Lane the property benefits from a complete garage conversion. Worlds End Lane offers excellent transport links into Harborne and Birmingham City Centre, along with nearby Queen Elizabeth Hospital and University of Birmingham. There are also nearby motorway networks, local schools and leisure facilities.

In brief the property comprises of driveway parking and fore garden. Entrance porch and hallway, leading through to a spacious lounge and separate living room. Further benefitting from dining room, bedroom and downstairs shower room. To the rear of the property is a modern fitted kitchen and access to garden.

The first floor boasts three spacious double bedrooms, a further single bedroom and modern family bathroom. The private garden offers an exceptional and spacious Summer House, complete with decked seating area.

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 - TBC  
Council Tax Band - C

## Entrance Porch/ Hallway



Obscure glazed porch door along with partially glazed front door. Central heating radiator, ceiling light point and beneficial understairs storage cupboard.

## Lounge



Spacious lounge benefitting from double glazed bay window to front elevation, central heating radiator, ceiling light point and feature electric fireplace.

## Living Room



UPVC patio doors leading to garden along with double glazed window. Feature fireplace, central heating radiator and ceiling light point.

## Dining Room



Boasting additional space leading from the kitchen, with fitted wall unit and ceiling light point.

## Kitchen



Modern fitted kitchen with a range of fitted units, including built in oven and gas hob. Plumbing for appliances, breakfast bar, ceiling light point, dual aspect windows to rear and side elevation along with rear patio door.

## Bedroom Four



Fantastic multipurpose room, allowing for study, play room or fourth bedroom. Double glazed window to front elevation, ceiling light point, central heating radiator and access to en-suite shower room.

## Shower Room



Walk in mains shower cubicle, low level flush WC and vanity unit. Tiled walls, medicine cabinet, towel radiator and ceiling light point.

## Landing

Spacious landing with open bannister and access to pull down loft hatch. Ceiling light point and double glazed window to side elevation.

## Master Bedroom



Large master bedroom benefitting from bay window to rear elevation, central heating radiator and ceiling light point.

## Bedroom Two



Spacious double bedroom with bay window to front elevation, ceiling light point and central heating radiator.

## Bedroom Three



Bedroom three offers double glazed window to front elevation, central heating radiator and ceiling light point.

## Bathroom



Mains shower over bath, low level flush WC and hand wash basin. Towel radiator, ceiling light point and obscure glazed dual aspect windows to side and rear elevation.

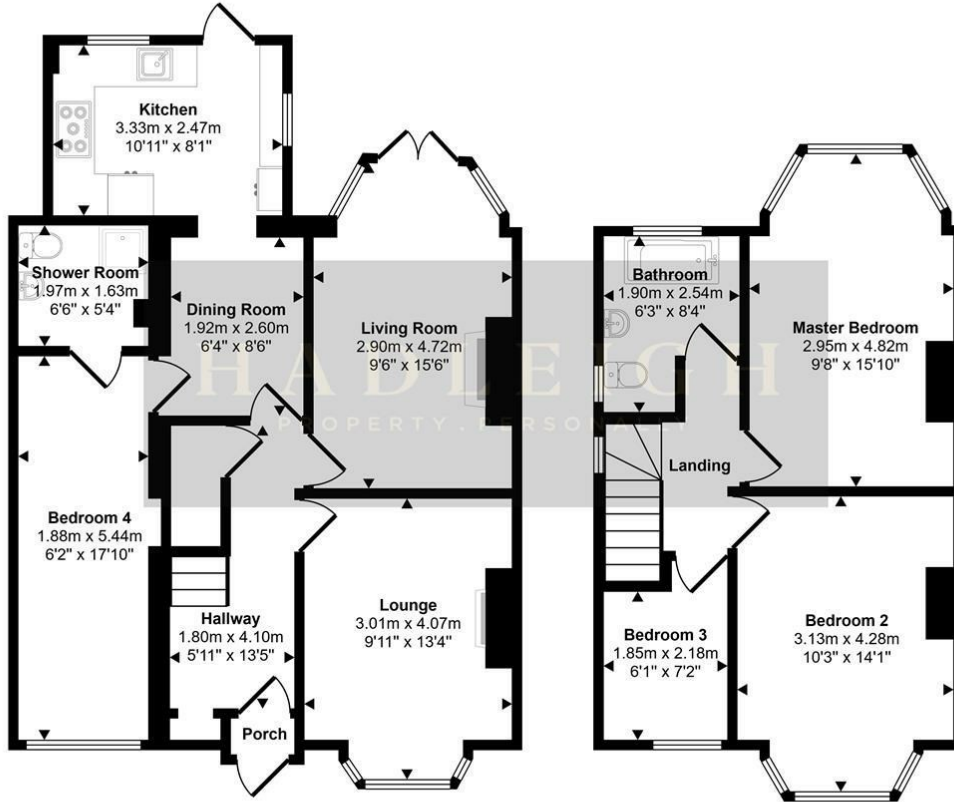
## Garden



Private rear garden, predominantly laid to lawn with fenced boundaries. Boasting an impressive Summer House, complete with covered seating area.

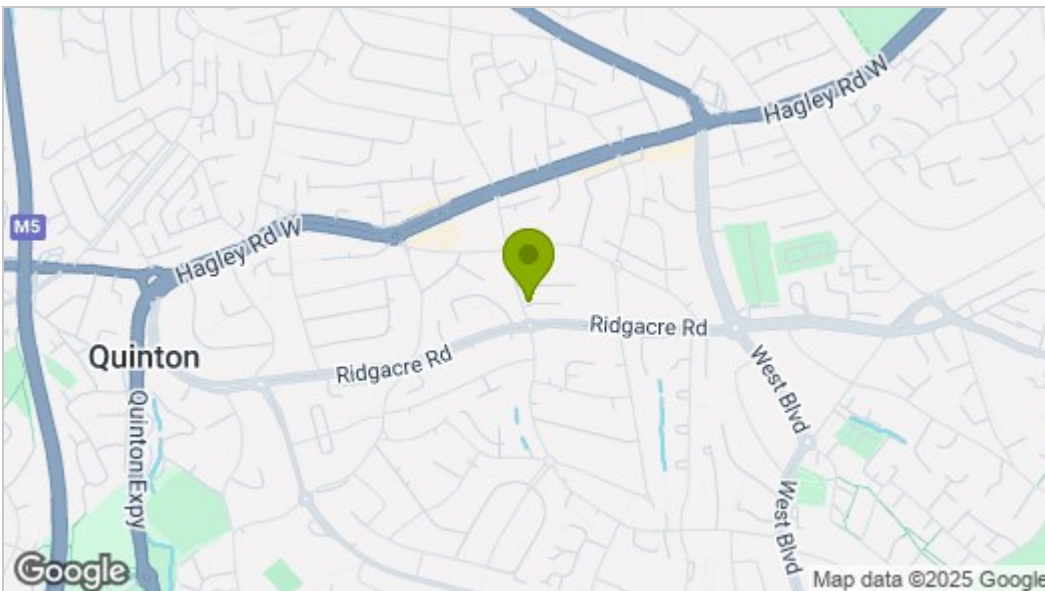
# Floor Plan

Approx Gross Internal Area  
106 sq m / 1138 sq ft

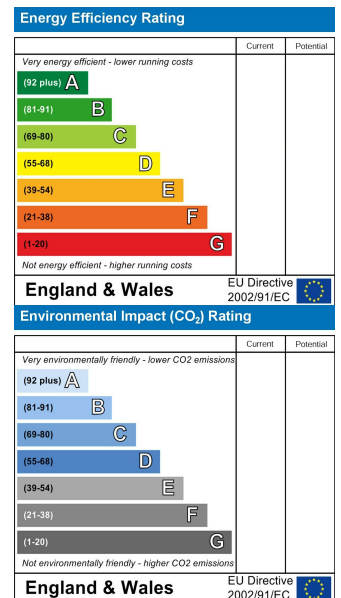


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.