



Offers In The Region Of £164,950

Burney Lane, Ward End, Birmingham, B8 2AJ

PUBLIC NOTICE - 169 Burney Lane, Ward End, Birmingham, B8 2AJ - We are in receipt of an offer of £180,000, One Hundred and Eighty Thousand Pounds subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

** NO UPWARD CHAIN ** REQUIRES SOME MODERNISATION ** THREE BEDROOMS **

This TRADITIONAL BUILD mid-terrace property is being offered with NO UPWARD CHAIN. The property consists of a front garden area, enclosed entrance porch, entrance hallway, lounge, kitchen, DOWNSTAIRS SHOWER ROOM, and a private rear garden area. To the first floor there are THREE BEDROOMS. Energy Efficiency Rating:- D

Front Garden

Picket style fence to the front, fence to the side, and open to the other side with a shared paved pathway leading to the shared entrance area allowing direct access to the rear garden area. Garden laid mainly to lawn to the front of the property, double glazed door to:-

Entrance Hallway

Double glazed window to the front and to one side, wood effect flooring, stairs rising to the first floor landing area, radiator, and door to the side into:-

Lounge

16'3" into bay 13'11" x 11'11" (4.95m into bay 4.24m x 3.63m)

Double glazed box bay window to the front, radiator, wood effect flooring, and a wooden style fireplace with a stone effect back over hearth with an electric fire inset. Storage cupboard under the stairs, further pantry style storage area with a cold shelf, lighting, window to the side. Door to the rear into:-

Kitchen

9'7" x 9'3" (2.92m x 2.82m)

Range of wall mounted and floor standing base units with a stainless steel sink and drainer unit with a mixer tap over. Gas cooker point, plumbing for a washing machine, partly tiled walls, wood effect flooring, two double glazed windows to the rear and a double glazed door also to the rear allowing access to the rear garden area. Door to the side:-

Bathroom

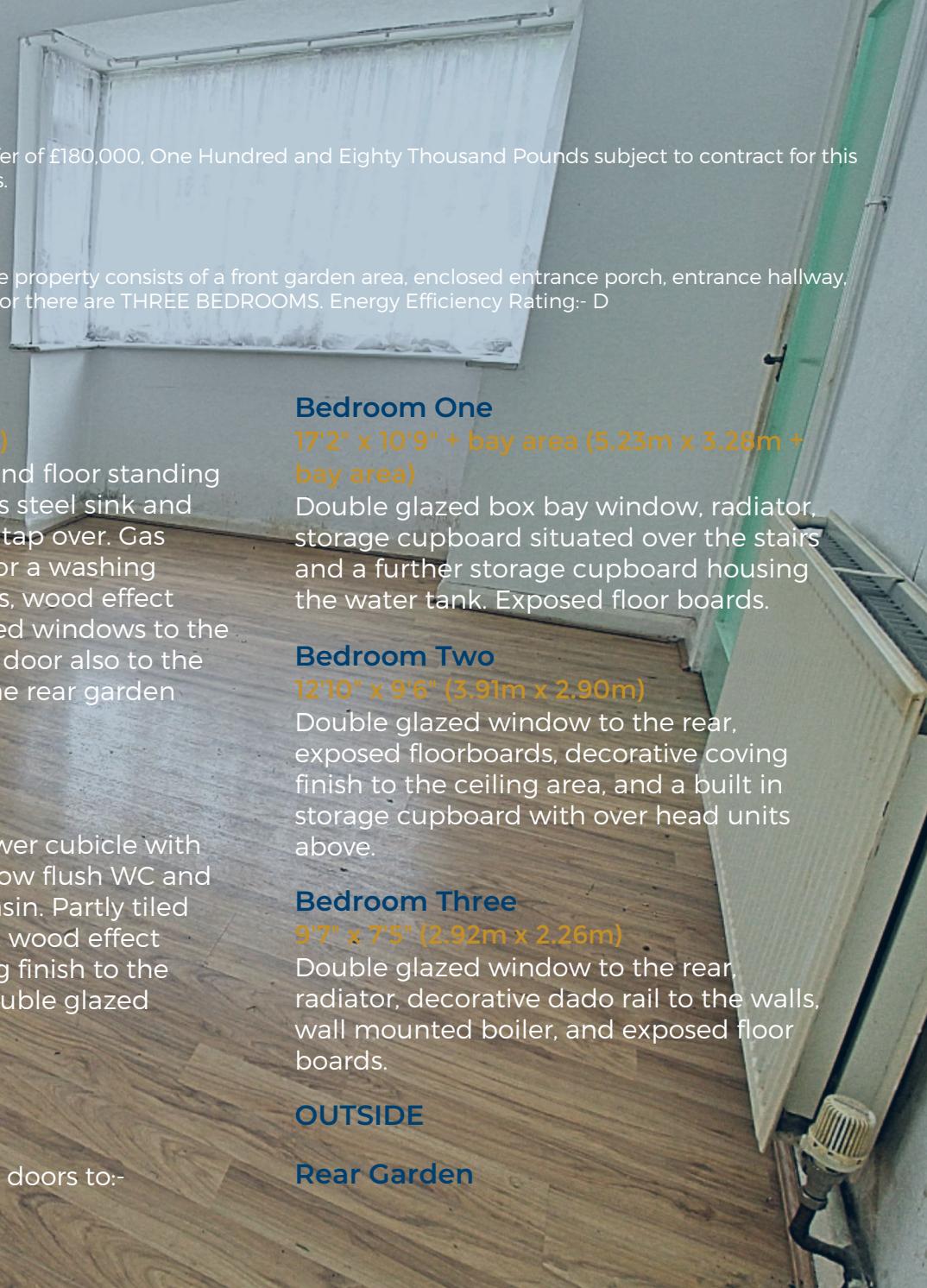
6'2" x 5'1" (1.88m x 1.55m')

Suite comprised of a shower cubicle with an electric shower inset, low flush WC and a pedestal wash. hand basin. Partly tiled and partly panelled walls, wood effect flooring, decorative coving finish to the ceiling, radiator, and a double glazed window to the rear.

FIRST FLOOR

Landing

Exposed floor boards and doors to:-



Bedroom One

17'2" x 10'9" + bay area (5.23m x 3.28m + bay area)

Double glazed box bay window, radiator, storage cupboard situated over the stairs and a further storage cupboard housing the water tank. Exposed floor boards.

Bedroom Two

12'10" x 9'6" (3.91m x 2.90m)

Double glazed window to the rear, exposed floorboards, decorative coving finish to the ceiling area, and a built in storage cupboard with over head units above.

Bedroom Three

9'7" x 7'5" (2.92m x 2.26m)

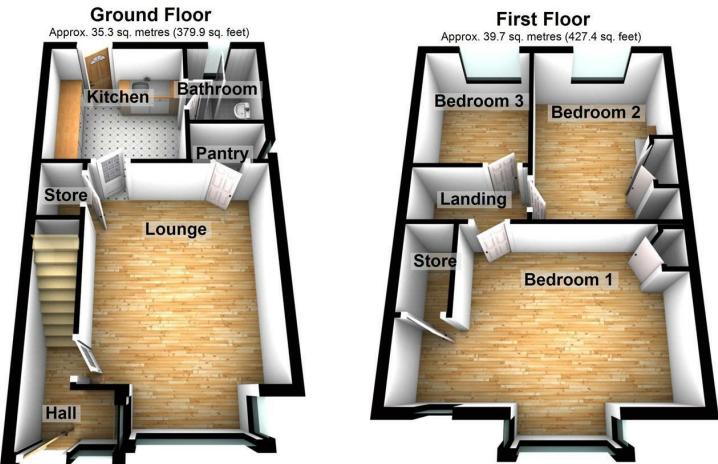
Double glazed window to the rear, radiator, decorative dado rail to the walls, wall mounted boiler, and exposed floor boards.

OUTSIDE

Rear Garden



Patio area, leading to a garden laid mainly to lawn with mature shrubbery flower bed to the rear. Fence borders to either side with an access gate to the side leading to the shared alley between the two houses leading to the front garden area.



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		83	
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	