

ENGLANDS



75 Metchley Lane

Harborne, Birmingham, B17 0HT

£450,000





PROPERTY DESCRIPTION

Traditional semi-detached property being very well-located close to Harborne High Street. Briefly comprising: two reception rooms, kitchen, utility area, three bedrooms, shower room, front and rear gardens and rear garage. The property benefits from UPVC double glazing and gas central heating but would be further enhanced by some general modernisation.

Metchley Lane is in central Harborne just off the High Street, with its excellent range of retailers, bars and restaurants and food stores which include both Waitrose and Marks and Spencer. The Queen Elizabeth Hospital is nearby and also the University of Birmingham with its new train station. Commuting into Birmingham city centre is also very straightforward and local motorway connections to the M5 and M6 are readily accessible.





This attractive home is set back from the road by a front garden having lawn, a range of evergreen shrubs, flowers and heathers, dwarf hedge and pathway leading to double glazed UPVC twin doors opening into:

PORCH

Having ceiling light point, tiled floor, two side windows plus glazed inner door through to:

HALLWAY

Having ceiling light point, radiator, under stairs storage cupboard and stairs rising to first floor accommodation. Walk-in pantry cupboard having ceiling light point and built-in shelving.

SITTING ROOM

4.85m max into bay x 3.32m max into recess (15'10" max into bay x 10'10" max into recess)
Having a UPVC double glazed bay window overlooking the front garden, two wall lights, ceiling light point, radiator and coving to ceiling,

DINING ROOM

4.25m max into bay x 3.33m max (13'11" max into bay x 10'11" max)
Having ceiling light point,, UPVC double glazed door leading out to the rear garden, double glazed windows and radiator

KITCHEN

2.61m max x 1.83m max (8'6" max x 6'0" max)
Having a range of matching wall and base units, single bowl stainless steel sink drainer with mixer tap over, laminate work surface, part complementary tiling to walls, ceiling light point and door leading out to utility area.

UTILITY AREA

Useful good size utility area having gate leading to side access to the front of the property, double glazed UPVC windows overlooking the garden, plumbing for washing machine, further appliance spaces, ceiling light point, WC, having low flush WC and ceiling light point and then further outbuilding for garden storage.

Stairs rising to first floor accommodation.

LANDING

Having double glazed window with stained glass detailing, airing cupboard, ceiling light point and loft access hatch.

BEDROOM ONE

4.98m max into bay x 2.97m max (16'4" max into bay x 9'8" max)

Having UPVC double glazed bay window overlooking the front, fitted wardrobes with overhead cupboards, radiator, ceiling light point, coving to ceiling and wall light.

BEDROOM TWO

4.41m max into bay x 3.33m max (14'5" max into bay x 10'11" max)

Having UPVC double glazed bay window overlooking the rear garden, two ceiling light points, coving to ceiling and radiator

BEDROOM THREE

2.25m max x 1.82m max (7'4" max x 5'11" max)

Having UPVC double glazed window overlooking the front, ceiling light point and coving to ceiling.

SHOWER ROOM

Having walk-in shower cubicle, pedestal wash handbasin, double glazed UPVC window with obscured glass, radiator, mid flush WC, complementary tiling to walls, vinyl flooring, two ceiling light points and cupboard housing the Vaillant gas Combi boiler

OUTSIDE

Enclosed rear garden comprising paved patio area, lawn with borders having a range of evergreen shrubs and flowers, fence panels to two sides and greenhouse. Tool shed with power and concrete-built garage, having up and over metal door and access to the rear.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX BAND: E



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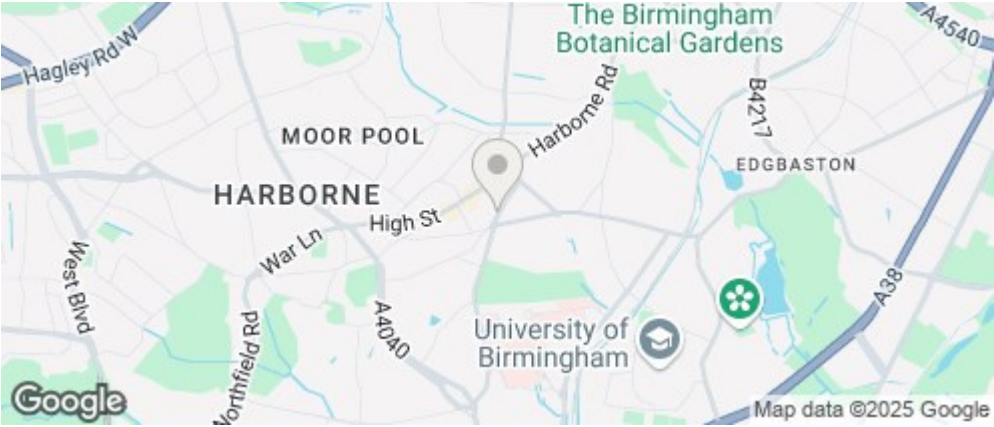




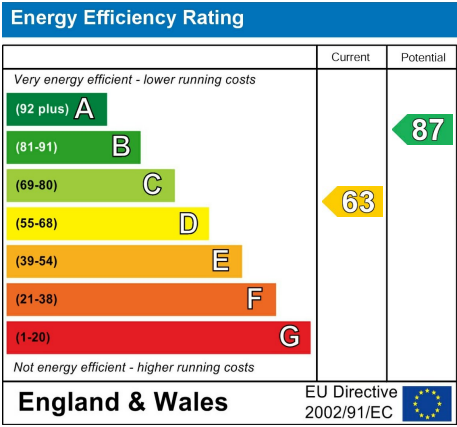
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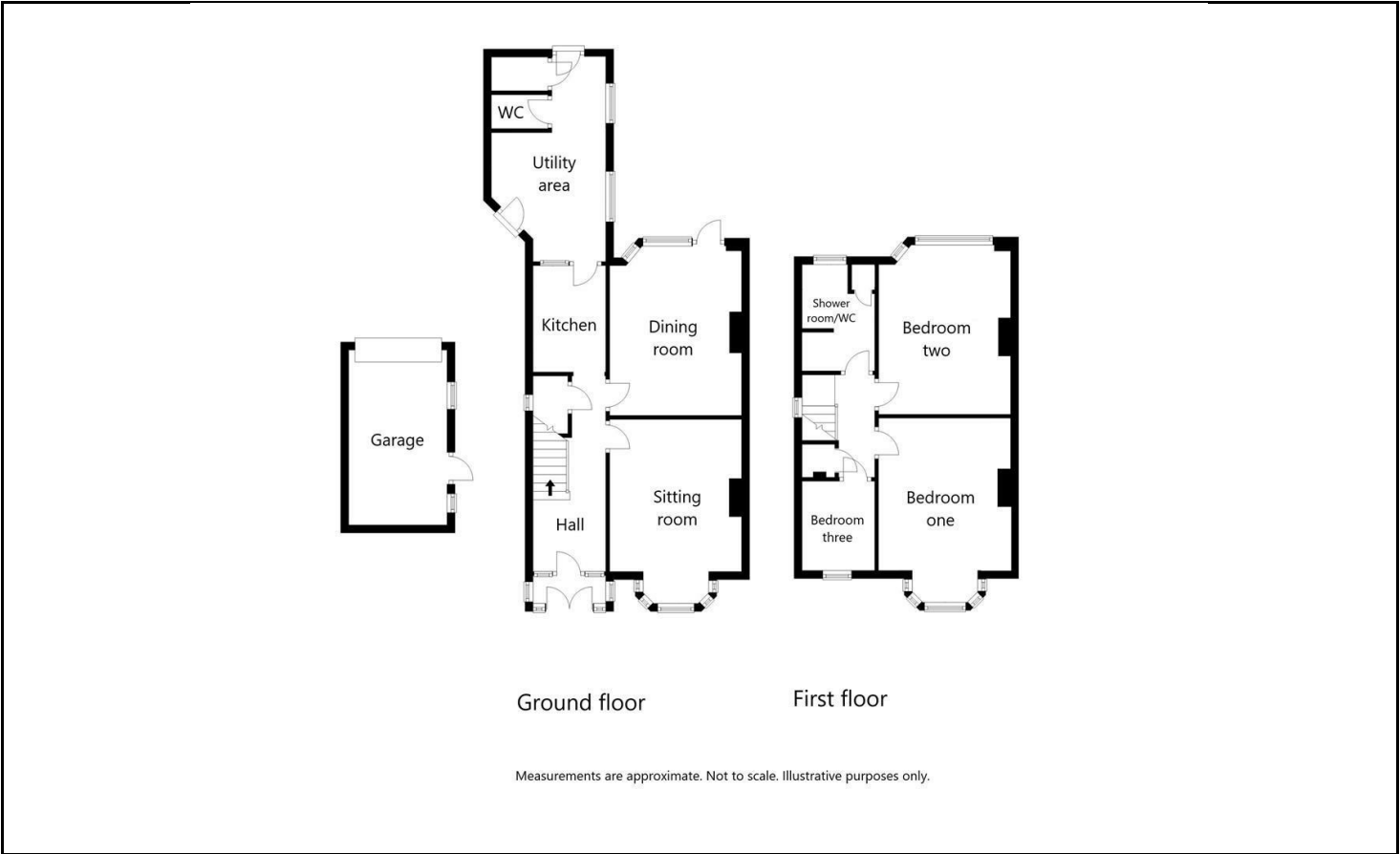
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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