

Burney Lane,



£270,000

Burney Lane,

- Semi-Detached
- 2 Reception Rooms
- Well Presented
- Gas Central Heating
- Rear Ground Floor Extension
- Outbuilding To Rear
- UPVC Double Glazing
- Off-Road Parking For Multiple Vehicles

Tenure: Freehold
Council Tax Band: B

Welcome to this charming semi-detached house on Burney Lane in Birmingham! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the rear ground floor extension provides extra living space, ideal for a playroom, home office, or even a gym - the possibilities are endless!

Outside, you'll find an outbuilding to the rear, offering ample storage space for all your belongings. The well-presented property also includes off-road parking for multiple vehicles, making coming home a breeze.

Located in a desirable area of Birmingham, this property is perfect for those seeking a peaceful retreat while still being close to all amenities. Don't miss out on the opportunity to make this house your home sweet home!

KLARICO Estate Agents are delighted to present this stunning 3 bedroom semi-detached property located within a prominent part of Birmingham. Benefits from having a ground floor rear extension and features an outbuilding to the rear.

Reception Room

5.40m x 2.60m (17'8" x 8'6")
Double glazed bay window to front, carpet, ceiling light and wall lights, coving to ceiling, wall mounted radiator

Reception Room Two

4.80m x 3.60m (15'8" x 11'9")
Wood flooring, ceiling light, coving to ceiling, wall mounted radiator

Kitchen/Dining Room

5.00m x 4.50m (16'4" x 14'9")
Benefiting from the ground floor extension to provide a dedicated dining area along with the kitchen. Ceiling downlights, soft close storage cupboards, worktop, tiled flooring, plumbing for white goods, drainer sink with mixer tap, extractor

Bathroom

2.70m x 2.00m (8'10" x 6'6")
Ceramic floor and wall tiling, privacy double glazed window to rear, corner shower cubicle with thermostatic shower unit, pedestal sink with mixer tap, toilet with douche kit, fitted bath, ceiling light, extractor

Bedroom 1

4.80m x 3.30m (15'8" x 10'9")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

4.00m x 2.50m (13'1" x 8'2")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

3.00m x 2.20m (9'10" x 7'2")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Rear Garden

Patio, fence panels to boundaries, side access

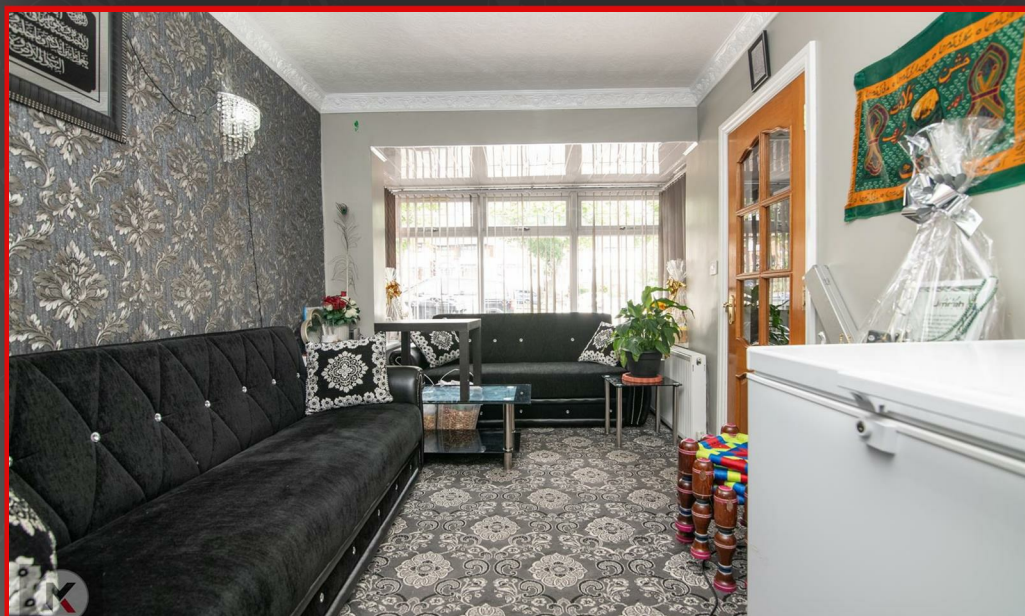
Garden Room

5.20m x 3.60m (17'0" x 11'9")
Brick built room to the rear with pitched roof

Directions



Burney Lane,



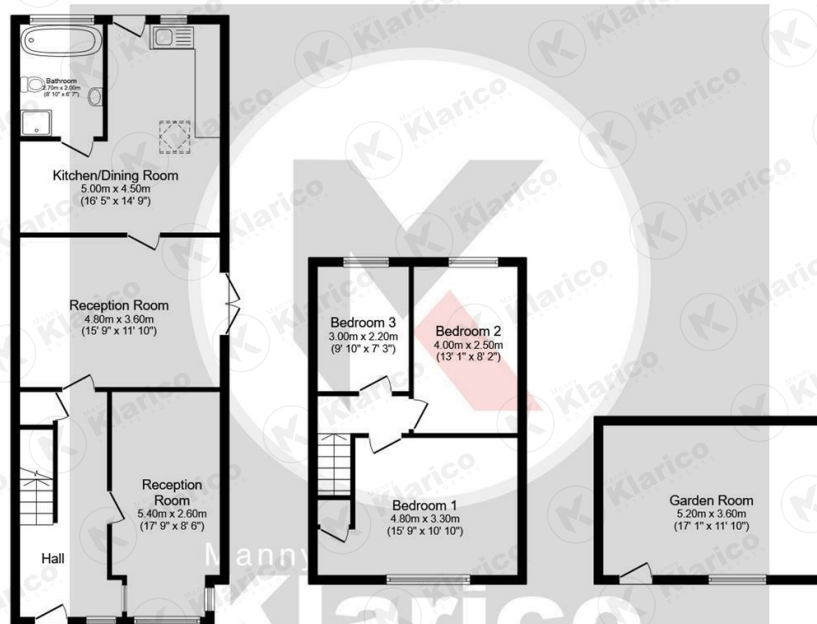
Burney Lane,



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Manny
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ESTATE AGENTS



Ground Floor
 Floor area 67.8 m² (730 sq.ft.)

First Floor
 Floor area 35.5 m² (382 sq.ft.)

Outbuilding
 Floor area 18.7 m² (202 sq.ft.)

TOTAL: 122.0 m² (1,314 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			78				52
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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