

DRAKES

ESTATE AGENTS



Middle Lane, Kings Norton B38 0DY

£350,000

- A Semi-Detached Property
- Three Bedrooms
- Lounge Dining Room
- Extended Kitchen
- Conservatory
- Guest WC
- Family Bathroom
- Garden
- Garage
- Off road Parking



SCAN TO VIEW
VIRTUAL TOUR

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- Lounge/Dining Room 22'4" x 9'11" (6.81m x 3.02m) to front
- Breakfast Kitchen to rear 13'8" x 14'11" (4.17m x 4.55m)
- Conservatory 15'3" x 7'8" (4.65m x 2.34m)
- Bedroom One to front 13'9" x 8'5" (4.19m x 2.57m)
- Bedroom Two to rear 11'0" x 8'1" (3.35m x 2.46m)
- Bedroom Three to front 7'7" x 5'4" (2.31m x 1.65m)
- Bathroom to rear 6'11" x 8'3" (2.11m x 2.51m)

An extended semi-detached property in a semi-rural location with accommodation comprising in brief of entrance porch, reception hall, guest WC, lounge/dining room, extended breakfast kitchen, conservatory, three bedrooms, bathroom, generous and mature rear garden with a private aspect, tandem garage and driveway providing off-road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: D
 EPC Rating: D
 Tenure: Freehold

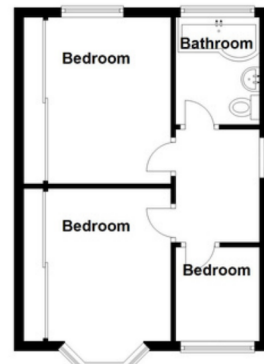
The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

Ground Floor



First Floor



Total area: approx. 90.2 sq. metres (970.5 sq. feet)