

for sale

offers over **£485,000** Freehold



Broad Lane Birmingham B14 5BE

This beautifully presented home is perfect for a family. To the downstairs you have a kitchen / diner, separate dining / family room, shower room and a studio annex. To the upstairs you have a family bathroom. three bedrooms with an additional loft room on the second floor.

- Energy Rating: D
- Detached Property
- 3 bedrooms
- Front and rear gardens
- Lounge

Property Details

Entrance Porch

Front facing French doors, double glazed windows to the front and side, French doors leading to

Entrance Hall

Wall mounted radiator, front facing stairs, storage cupboard and door to

Lounge 14' 6" x 11' 4" (4.42m x 3.45m)

Front facing double glazed bay window, wall mounted radiator.

Dining Room / Family Room 25' 4" x 11' 9" (7.72m x 3.58m)

Double glazed door and window to the rear, Living flame gas fire, two wall mounted radiators.

Kitchen / Diner 16' 9" MAX x 15' 10" MAX (5.11m MAX x 4.83m MAX)

Rear facing double glazed window double glazed French doors to the side, two wall mounted radiators, a range of wall and base units incorporating an electric double oven, gas hob and hood, a single drainer sink, dishwasher and breakfast bar. Storage cupboard and door to

Shower Room

Side facing double glazed window, power shower, hand wash basin, low level W.C, heated towel rail and door to

Studio Annex/Bedroom 4 16' 7" x 7' 5" (5.05m x 2.26m)

Front facing external door and double glazed window, wall mounted radiator, storage cupboard.

Landing

Split level landing, doors to wooden steps leading to

Bedroom 1 15' 10" x 12' (4.83m x 3.66m)

Double glazed rear facing bay window, wall mounted radiator.

Bedroom 2 14' 11" x 11' 5" (4.55m x 3.48m)

Front facing double glazed bay window, wall mounted radiator.

Bedroom 3 11' 7" x 8' 7" (3.53m x 2.62m)

Front facing double glazed window, wall mounted radiator, storage cupboard.

Utility Area

Velux window to the side, doors to W.C.

W.C

Velux side window, low level W.C, hand wash basin with vanity unit,

Study

Velux window to the side, rear facing window and wall mounted radiator.

Bathroom

Double glazed window to the rear, bath, two hand wash basins, low level W.C and wall mounted radiator.

Loft Room

Read facing velux window, wall mounted radiator.

Outside

Off road parking to the front with a dropped Kerb, lawned and patio area to the rear.





To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: D

Property Ref: KTH309822 - 0008

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