

for sale

offers over **£485,000** Freehold



## Broad Lane Birmingham B14 5BE

- 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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Property Ref: KTH309822 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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