



Metchley Lane, Birmingham B17 0HT

welcome to

Metchley Lane, Birmingham

**** WELL-PRESENTED EXTENDED TWO BEDROOM VICTORIAN PROPERTY ** FRONT RECEPTION ROOM ** OPEN PLAN LIVING KITCHEN DINING AREA**
**** UTILITY ** BATHROOM ** SECURE REAR GARDEN ** GARAGE ** WALKING DISTANCE OF HARBORNE HIGH STREET, QUEEN ELIZABETH HOSPITAL,**
UNIVERSITY BIRMINGHAM & STATION ** NO CHAIN **

Agent Note

This property is council tax band D.

Entrance Hall

Door to the front, with central-heating radiator, tiled floor, spotlights, coving and access via stairs to the cellar.

Front Reception Room

11' 3" x 10' 3" (3.43m x 3.12m)

Bay window to the front, with feature fireplace, spotlights, laminate wood flooring, and central-heating radiator.

Open Plan Living Kitchen Diner

25' 6" x 14' (7.77m x 4.27m)

Open plan space with kitchen area with stainless steel sink and drainer, work surfaces, tiling, electric oven and gas hob, cooker-hood, plumbing for a dishwasher, space for a fridge-freezer. The living dining area with central-heating radiator, laminate wood flooring, spotlights, Velux skylights and bi-folding patio door to the rear garden and door to utility.

Utility Room

8' 8" x 3' 2" (2.64m x 0.97m)

Window to the rear, work surfaces, laminate wood flooring, central-heating radiator, wall mounted boiler, plumbing for washing machine and door to passage and kitchen.

Landing

Stairs from the kitchen area lead to a landing with access to loft, two bedrooms and bathroom.

Bedroom One

12' 11" x 11' 5" (3.94m x 3.48m)

Window to the front, with fitted wardrobes and central-heating radiator.

En-Suite

Double glazed sash window to the rear, with shower cubicle, full tiling, wash-hand vanity basin, extractor fan, w/c, shaver point, heated towel rail and tiled floor.

Bedroom Two

11' 4" x 11' 1" (3.45m x 3.38m)

Sash window to the rear, with built in wardrobes.

Bathroom

Velux skylight, with heated towel rail, bath with mixer taps and shower over, wash-hand vanity basin, extractor fan, shaver point, w/c, full tiling, spotlights and tiled floor.

Front Garden

Paved fore garden.

Rear Garden

Paved patio area with stone area, hedgerow and fence boundaries and door to garage at top of garden.

Garage En Bloc

Located to the rear of the property with up and over door, accessed via a shared service road to the rear.





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Metchley Lane, Birmingham

- Well-presented extended two bedroom Victorian terraced property.
- Front reception room.
- Open plan living/kitchen/dining area.
- Cellar & Utility room.
- Two double bedrooms.

Tenure: Freehold EPC Rating: C

offers over

£425,000



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HBN111574 - 0002

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