



Fellows Lane, Birmingham B17 9TX

welcome to

Fellows Lane, Birmingham

***** HIGHLY DESIRABLE AREA ***** THREE BEDROOMS ***** TWO GENEROUS RECEPTION ROOMS ***** LOW MAINTENANCE GARDEN *****
WALKING DISTANCE TO HIGH STREET ***** SET BACK FROM ROAD ***** CLOSE TO GOOD SCHOOLS *****

Agent Note

This property is council tax band C.

Entrance Hall

Electric radiator.

Lounge

11' 1" plus bay x 11' 1" plus fireplace (3.38m plus bay x 3.38m plus fireplace)

Double glazed bay window to front, feature gas fireplace, irregular shape room.

Dining Room

14' max x 12' max (4.27m max x 3.66m max)

Double glazed window to rear, gas fireplace, cupboard with plumbing for washing machine, 2 storage cupboards.

Kitchen

10' x 5' 1" (3.05m x 1.55m)

Range of wall and base units with drawers and worktops over, gas hob, oven, stainless steel sink & drainer, electric radiator, garden access.

Bedroom One

13' 1" x 9' (3.99m x 2.74m)

Double glazed window to rear, electric radiator.

Bedroom Two

11' 1" x 9' (3.38m x 2.74m)

Double glazed window to rear, electric radiator, fireplace feature.

Bedroom Three

11' x 7' (3.35m x 2.13m)

Double glazed window to rear, electric radiator, small cupboard.

Bathroom

Double glazed frosted window to rear, electric radiator, electric shower over bath, wash hand basin, low level flush w/c.





view this property online shipways.co.uk/Property/HBN111694



welcome to

Fellows Lane, Birmingham

- Highly desirable area
- Three bedrooms
- Two generous reception rooms
- Low Maintenance garden
- Walking distance to high street

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£300,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/HBN111694



Property Ref:
HBN111694 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk