



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.





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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

offers over
£290,000



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

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Property Ref:
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