



Haunch Lane, Birmingham B13 0PL

welcome to

Haunch Lane, Birmingham

**** FIVE BEDROOM DETACHED FAMILY HOME ** NO UPWARD CHAIN ** SUBSTANTIALLY EXTENDED ** OPEN PLAN KITCHEN/FAMILY ROOM **
THREE BATHROOMS ** EXCELLENT SCHOOL CATCHMENT ** GOOD TRANSPORT LINKS ** GENEROUS SIZED REAR GARDEN ****

Agent Note

The Council Tax Band is C.

Entrance Hall

Ceiling light point, composite front door, double glazed window to side, radiator, stairs to first floor.

Cloakroom/Wc

6' 11" x 2' 10" (2.11m x 0.86m)

Double glazed window to side, w/c, ceiling light point, sink basin.

Lounge

12' 9" x 11' 4" (3.89m x 3.45m)

Double glazed bay window to front, radiator, ceiling light point.

Kitchen/Dining/Living Room

28' 11" x 17' 4" (8.81m x 5.28m)

Three ceiling light points, two radiators, double glazed window to side, double glazed doors to rear, double glazed windows to rear, double glazed roof, fitted oven, hob, integrated fridge and dishwasher, sink basin cupboards floor and wall.

Utility Room

Gas boiler, extractor fan.

First Floor Landing

Hallway, double glazed window to front, double glazed window to side, ceiling light point, radiator.

Bedroom One

13' 11" Plus recess x 10' 8" Plus recess (4.24m Plus recess x 3.25m Plus recess)

Two double glazed windows, two radiators, built in wardrobe, ceiling light point.

En Suite

7' 4" x 2' 10" (2.24m x 0.86m)

Shower, w/c, sink basin, radiator, ceiling light point, double glazed window to side.

Bedroom Three

13' 2" into bay x 11' 4" (4.01m into bay x 3.45m)

Double glazed bay window to front, radiator, ceiling light point.

Bedroom Five

11' 9" x 7' 6" (3.58m x 2.29m)

Two double glazed windows to side, radiator, ceiling light point.

Bathroom

8' 2" x 6' (2.49m x 1.83m)

Double glazed window to side, sink basin, w/c, bath with shower, ceiling light point, radiator.

Second Floor Landing

Double glazed window to side, ceiling light point, radiator.

Bedroom Two

16' 1" x 11' 8" (4.90m x 3.56m)

Two velux windows, ceiling light point, double glazed window to rear, cupboards, radiator.

Bedroom Four

11' x 7' 11" (3.35m x 2.41m)

Double glazed window to side, velux window, cupboards, ceiling light point, radiator.

Shower Room

5' 9" x 6' 10" (1.75m x 2.08m)

Velux window, ceiling light point, shower, w/c, extractor fan, sink basin, radiator.





Rear Garden

Patio lawned, trees, shed.

Side Lean To

19' 5" x 3' 8" (5.92m x 1.12m)

Side lean-to providing good storage space with lighting & sockets and a front wooden door through to rear double glazed glass door.



view this property online shipways.co.uk/Property/SLY109978



welcome to

Haunch Lane, Birmingham

- FIVE BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- DETACHED FAMILY HOME
- RENOVATED THROUGHOUT

Tenure: Freehold EPC Rating: C

offers over

£450,000



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/SLY109978



Property Ref:
SLY109978 - 0011

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.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk