



Paradise Lane, Birmingham B28 0DY

welcome to

Paradise Lane, Birmingham

Shipways are delighted to showcase this charming and unique six bedroom detached executive home with secure gated entrance and in good decorative order. The property is situated on Paradise Lane in the popular residential area of Hall Green with close proximity to amenities and Yardley Wood station.

Agent Note

The Council Tax Band is F.

Entrance Porch

Open canopy porch.

Entrance Hall

Obscure double glazed door to front and double glazed bay window to front with window shutter blinds. Two central heating radiators and access to storage (with obscure double glazed window to front).

Guest Wc

Obscure double glazed bay window to front and obscure double glazed window to side. Low level toilet and hand wash basin with pedestal. Two central heating radiators and tiling to splash prone areas.

Reception Room

17' 11" x 15' 6" into recess and excluding bay (5.46m x 4.72m into recess and excluding bay)
Double glazed door to rear with windows either side. Central heating radiator and fireplace feature.

Second Reception Room

18' 9" plus door recess x 17' 5" into bay (5.71m plus door recess x 5.31m into bay)
Double glazed door to rear with windows either side with window shutter blinds. Double glazed window to side with window shutter blinds. Two central heating radiators, ceiling fan and open gas fire.

Kitchen-Diner

23' 8" plus door recess x 9' 10" excluding recess (7.21m plus door recess x 3.00m excluding recess)
Double glazed window to front and double glazed sliding door to rear. A range of wall and base units

with sink and drainer. Space for free standing appliances (cooker, dishwasher & fridge-freezer). Extractor hood over. Ceiling fan and central heating radiator.

Utility

(Not measured, please ensure it meets your requirements). Obscure double glazed window to side and stable door. Sink and drainer, space for free standing appliances (washing machine), laundry tank and chute. Access to boiler.

Landing

Obscure double glazed window to front and central heating radiator. Stairs rising to second floor.

Bathroom

Obscure double glazed window to front. His and hers hand wash basins with vanity unit, Jacuzzi bath and separate shower cubicle. Floor to ceiling tiles, heated towel rail and laundry chute.

Wc

Obscure double glazed window to rear. Low level toilet and hand wash basin with pedestal. Floor to ceiling tiles,

Bedroom Two

13' 5" max x 12' 10" plus door recess (4.09m max x 3.91m plus door recess)
Double glazed window to rear. Central heating radiator, ceiling fan and built-in-wardrobes.

Ensuite

Low level toilet, hand wash basin with vanity unit and shower cubicle. Floor to ceiling tiles and heated towel rail.

Bedroom Three





13' 7" max x 11' 5" (4.14m max x 3.48m)
Double glazed window to rear. Central heating radiator, ceiling fan and built-in-wardrobes.

Ensuite

Obscure double glazed bay window to side. Low level toilet, hand wash basin with vanity unit and shower cubicle. Floor to ceiling tiles.

Bedroom Four

12' 11" x 10' 10" max (3.94m x 3.30m max)
Double glazed window to front. Central heating radiator, ceiling fan and built-in-wardrobes.

Ensuite

Obscure double glazed bay window. Wall mount toilet, wall mount hand wash basin and shower cubicle. Floor to ceiling tiles.

Bedroom Five

10' 5" to wardrobe x 9' 11" (3.17m to wardrobe x 3.02m)
Double glazed window to side and rear. Central heating radiator, ceiling fan and built-in-wardrobes.

Office

10' 1" to book shelf x 8' 4" to bay (3.07m to book shelf x 2.54m to bay)
Double glazed bay window to front with window shutter blind. Central heating radiator. Fitted desk and bookshelf. Access to loft area.

Second Floor

Door to:

Bedroom One

28' 3" x 14' 7" into eaves (8.61m x 4.45m into eaves)
Double glazed sky lights to rear. Three ceiling fans, two central heating radiators, pillars and reduced ceiling height.

Ensuite

Two double glazed sky lights. Wall mount toilet, two hand wash basins, roll top bath and shower cubicle.

Floor to ceiling tiles, heated towel rail and reduced ceiling height.

Dressing Area

(Not measured, please ensure it meets your requirements). Fitted rails, central heating radiator and reduced ceiling height.

Front Garden

Laid lawn with bushes and hedge. Secure gated entrance to property.

Rear Garden

Decking area with laid lawn, hedges and flower beds surrounding with an array of plants, shrubs, bushes and trees. Vegetables patches and access to outdoor log cabin. Side gate access either side to front.

Annex

19' 9" x 17' 11" (6.02m x 5.46m)
Two double glazed windows to front and obscure double glazed door to front. Two electric heaters and sink.

Wc

Obscure double glazed window to rear. Low level toilet and wall mount hand wash basin.

Lobby

Obscure double glazed door to side. Access to loft area.

Study

(Not measured, please ensure it meets your requirements). Double glazed window to side and rear. Fitted desk with shelving

Parking

Off road parking for multiple vehicles with electric



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welcome to

Paradise Lane, Birmingham

- UNIQUE SIX BEDROOM DETACHED EXECUTIVE HOME PLACED ACROSS THREE FLOORS
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN-DINER WITH SEPARATE LAUNDRY ROOM
- GUEST WC & FOUR ENSUITES
- BEAUTIFULLY MAINTAINED REAR GARDEN WITH OUTDOOR LOG CABIN

Tenure: Freehold EPC Rating: D

offers in the region of

£1,000,000



Ground Floor



First Floor



Second Floor



Outbuilding

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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