

Bramley Lane, Handsworth Sheffield

welcome to

Bramley Lane, Handsworth Sheffield

Welcome to this charming semi-detached home located in the sought after area of Handsworth. This delightful property offers a perfect blend of comfort and convenience, ideal for families and professionals alike as well as all the local shops, amenities and schools Handsworth has to offer.













Hallway

The hallway is front facing with an entrance double glazed door and radiator with a built in wardrobe. Stairs leads to the first-floor accommodation.

Lounge

13' 6" x 11' 7" (4.11m x 3.53m)

Front facing double glazed bay window and radiator. An opening leading to the dining room.

Dining Room

14' 9" x 11' 2" (4.50m x 3.40m)

Rear facing double glazed bay window with radiator beneath overlooking the rear garden.

Kitchen

14' 5" x 7' (4.39m x 2.13m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Fully tiled with an integrated gas hob and oven, integrated fridge, space and plumbing for washing machine. Rear facing double glazed bay window and a double-glazed side door that leads to the outside.

Landing

Side facing double glazed window, store cupboard and loft access can be obtained.

Bedroom One

11' 1" x 13' 5" (3.38m x 4.09m)

Front facing double glazed bay window, radiator and fitted wardrobes that run the full length of the room.

Bedroom Two

11' x 11' 5" (3.35m x 3.48m)

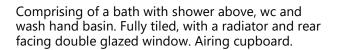
Rear facing double glazed window, radiator and fitted wardrobes that run the full length of the room.

Bedroom Three

6' 8" x 6' 9" (2.03m x 2.06m)

Front facing double glazed window and radiator.

Bathroom



Gardens

To the rear of the property is a lovely enclosed lawned garden and paved seating area. The garden includes mature plants and trees on different levels, it is a sun trap and there is an outside tap. The garden backs onto allotments (church land) A further lawn to the front.

Drive & Garage

A gated driveway which can accommodate several cars leads to the detached garage with electric up and over door. There is power and light. The driveway also has a second gate halfway up the driveway which provides extra security for children or pets.

Additional Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





welcome to

Bramley Lane, Handsworth Sheffield

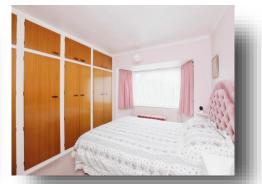
- Semi-detached property
- Spacious lounge/dining room
- Three bedrooms
- Lovely front and rear gardens
- Detached garage and driveway

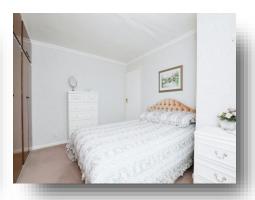
Tenure: Leasehold EPC Rating: D

£250,000



check out more properties at williamhbrown.co.uk







Please note the marker reflects the postcode not the actual property

Not for marketing purposes INTERNAL USE ONLY



Property Ref: CPK113742 - 0020 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 quidance 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.



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk

William H Brown 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.