



Court Lane,
Birmingham, B23 5LG

Offers in the Region Of £285,000

Birmingham

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This superbly extended traditional style semi-detached property occupies a popular and convenient location set within close proximity of desirable amenities including shops, schools and transport links.

The accommodation is accessed via an enclosed porch leading to a hall with under stairs storage and briefly includes a generous through lounge and an extended contemporary fitted kitchen.

To the first floor there are three bedrooms and a modern shower room with steam facility and access to a boarded loft room with skylight windows.

Outside there is an attractive fore garden and a low maintenance rear garden having side gate and access to a garage and parking to the rear.

Offering the advantage of no onward chain an early viewing is highly recommended.

- SUPERBLY EXTENDED TRADITIONAL STYLE SEMI DETACHED
- THREE BEDROOMS
- CONTEMPORARY FITTED KITCHEN
- GENEROUS THROUGH LOUNGE DINING ROOM
- NO ONWARD CHAIN
- WELL PROPORTIONED GARAGE TO REAR
- CONVENIENT AND SORT AFTER LOCATION
- BATHROOM WITH DESIRABLE STEAM ROOM FACILITY
- BOARDED LOFT ROOM WITH SKYLIGHT WINDOWS





Property Specification

SUPERBLY EXTENDED TRADITIONAL STYLE SEMI DETACHED

The property briefly comprises:

Lounge Area 3.06m (10') x 3.00m (9'10")

Dining Area 6.43m (21'1") x 3.00m (9'10")

Kitchen 5.29m (17'4") x 1.80m (5'11")

Bedroom 3.06m (10') x 2.74m (9')

Bedroom 2.06m (6'9") x 2.01m (6'7")

Bedroom 4.02m (13'2") x 3.00m (9'10") max

Bathroom 1.98m (6'6") x 1.75m (5'9")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 17th March 2023

Viewer's Note:

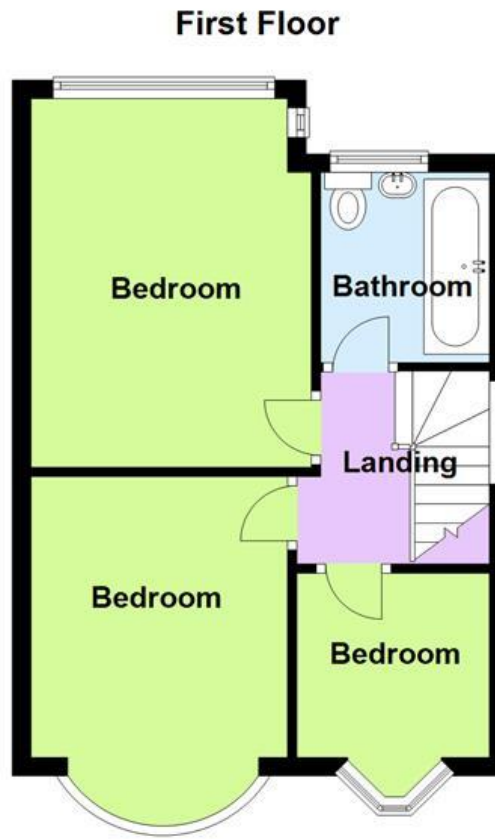
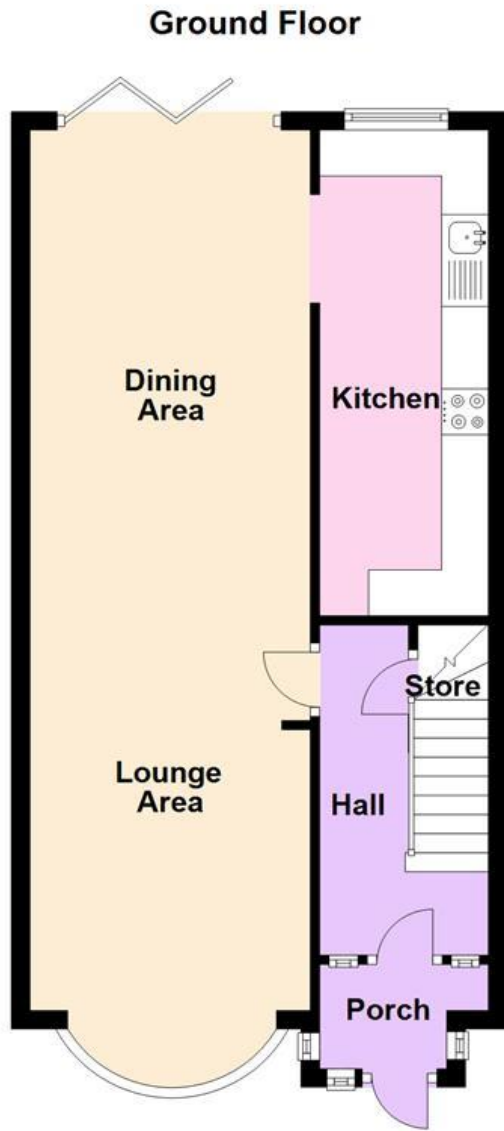
Services connected: Mains electricity, gas, water & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D		
39-54	E	49 e	
21-38	F		
1-20	G		

Map Location

