

The Launde, Birmingham, B28 0XP

By Auction £300,000

Council Tax Band: C





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

\*\*\*\*\*EXTENDED 4 BEDROOM SEMI DETACHED HOME \*\*\*\*\* NO CHAIN \*\*\*\*\*

This lovely, spacious home is situated at the end of a quiet cul de sac, and borders a Nature Reserve.

The Entrance hallway leads through to a spacious living room featuring laminate flooring, fixed, coal effect fire in attractive fireplace, and a large bay window, flooding the space with natural light. The Kitchen has been extended, and is a pleasant, social area, with gas stove and a central island, perfect for hosting the chaos of family life! The second reception room has been temporarily re-purposed as a bedroom, and has views over the private rear garden. Internal access to the garage is gained via the kitchen.

On the first floor there are four double bedrooms. The master bedroom has sky lights to the impressive vaulted ceiling (you can sleep under the stars!) and an en-suite shower room. The family bathroom has a traditional 3 piece suite, with shower over the bath.

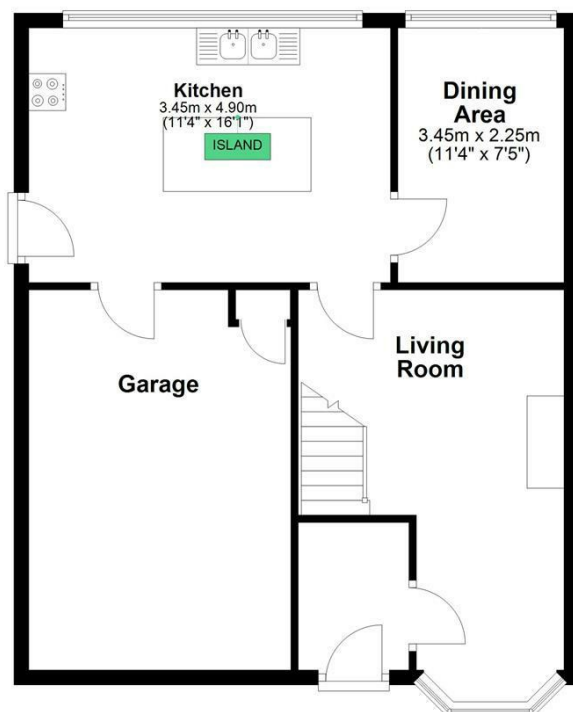
The nature reserve, directly adjacent to the property, offers the opportunity to really feel you can get away from it all in the countryside, whilst in reality you are conveniently situated close to all the usual local facilities and transport links.



Open House Shirley & Redditch

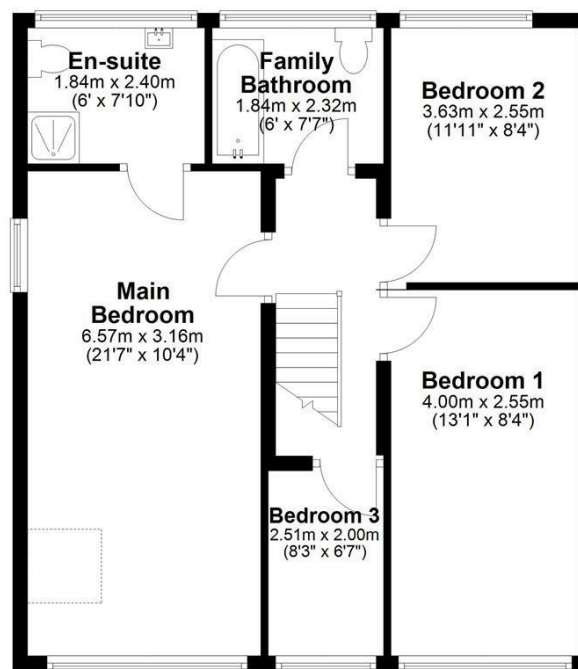
### Ground Floor

Approx. 63.3 sq. metres (681.2 sq. feet)

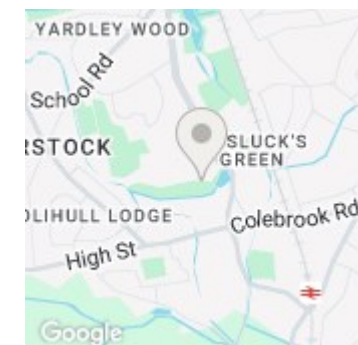


### First Floor

Approx. 55.3 sq. metres (595.8 sq. feet)



Total area: approx. 118.6 sq. metres (1277.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	