

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Barrows Lane, Birmingham | £280,000

\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* DRIVEWAY \*\* POPULAR LOCATION \*\*  
\*\* 360 VIRTUAL TOUR AVAILABLE \*\* NO UPWARD CHAIN! \*\*

THIS IS A FAMILY PROPERTY, situated in a POPULAR LOCATION ...NOT TO BE MISSED!  
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422

The property is approached via a dropped kerb with a front garden and a block paved, DRIVEWAY providing off road parking for your vehicle with accommodation comprising of. entrance porch, hallway, lounge, MODERN KITCHEN AND DINING ROOM and rear garden to the ground floor. To the first floor there are THREE BEDROOMS and a RECENTLY UPDATED BATHROOM.

The property benefits from central heating, double glazing where specified and is offered with NO UPWARD CHAIN!

Energy Performance Certificate: D

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## APPROACH

The property is accessed via a dropped kerb and leading to:-

## Driveway/Front Garden

A block paved driveway, providing parking for your vehicle with a garden area with timber fencing to either side, lawn and border shrubbery leading to the double glazed entrance porch.

## Entrance Porch

Double glazed door and windows to the front and sides allowing access to an additional double glazed entrance door into the hallway.

## Hallway

Stairs to first floor, landing. Radiator. Tiled flooring. Under stairs storage cupboard. Doors giving access to ground floor accommodation:-

## Lounge

13'10" into bay window x 13'1" (3.96m'3.05m" into bay window x 3.96m'0.30m")

Double glazed bay window to the front and radiators. Decorative wall mounted electric fire.

## Kitchen/Dining Room

20'1" maximum including kitchen x 11'0" (6.10m'0.30m" maximum including kitchen x 3.35m'0.0)

A range of wall and base units with work surfaces over incorporating a sink and waste disposal unit with mixer tap over. Appliances include a gas hob, separate electric oven, microwave and extractor canopy over. Integrated dishwasher. Plumbing for a washing machine. Radiator. Tiling to the floor area and part tiling to the walls in the kitchen area. Ceiling spotlights. Double glazed windows and French doors to the rear allowing access to the garden.

## FIRST FLOOR

### Landing

Ceiling loft hatch with retractable ladders enclosed. Wood effect flooring. Double glazed obscure window to the side. Doors giving access to first floor accommodation:-

### Bedroom One

14'2" into bay window x 12'11" (4.27m'0.61m" into bay window x 3.66m'3.35m")

Double glazed bay window to the front and radiator.

### Bedroom Two

11'9" x 11'1" (3.35m'2.74m" x 3.35m'0.30m")

Double glazed window to the rear and radiator.

### Bedroom Three

7'11" x 7'6" (2.13m'3.35m" x 2.13m'1.83m")

Double glazed window to the front and radiator. Wood effect flooring.

### Family Bathroom

Suite comprises of a walk-in shower cubicle with a power shower over, panelled bath unit, wash basin with storage underneath and low flush WC. Tiling to the walls. Heated towel rail. Laminate flooring. Ceiling spotlights. Obscure double glazed windows to the side and rear.

## OUTSIDE

### Rear Garden

Timber fenced perimeter with sid Rear garden is mainly late lawn with a pave patio area and patio canopy. Timber storage shed and border robbery. Brick storage.

