



83 Higgins Lane, Birmingham, B32 1LJ
Offers In The Region Of £355,000

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Property Overview

****WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY IN QUINTON**** WELL PROPORTIONED CORNER PLOT **** PERFECT FAMILY HOME **** DOUBLE WIDTH FRONTAGE AND GARDEN.

Located in the ever-popular area of Quinton, this well-presented semi-detached property offers an ideal family home. It is within commutable distance of the Queen Elizabeth Hospital and Birmingham University. featuring excellent transport links to Birmingham city centre and easy access to motorway networks. The property is conveniently situated near local shops, amenities, and sought-after schools for children of all ages.

Property Features:

Driveway: Convenient off-road parking on approach to the property.

Large Garage / Utility 7.00m x 3.40m

Entrance Hallway: Central heating radiator, providing access to the reception Room, living room and kitchen, Laminated flooring.

Living Room: 14' x 5" (4.40 m x 3.60m), double glazed patio doors plus to double glazed windows to the rear, and central heating radiator.

Kitchen: Dimensions of 14' 5" x 11' 10" (4.40m x 3.60m) for the kitchen. Features include double glazed windows to the rear, wall and base units, electric oven, hob, stainless steel extractor unit, and sink and drainer.

First Floor: Stairs ascend from the hallway to three bedrooms and a family bathroom.

Bedroom One: 13' 5" x 11' 2" (4.10m x 3.40m), double glazed window to the rear, and central heating radiator.

Bedroom Two: 10' 10" x 9' 10" (3.30m x 3.00m), double glazed window to the front and central heating radiator.

Bedroom Three: 6'11" x 6' 7" (2.10m x 2.00m), double glazed window to the front, and central heating radiator.

Family Bathroom: Double glazed window to the rear, central heating radiator, bath over shower, toilet, and sink.

Rear Garden: **DOUBLE WIDTH CORNER PLOT**

Patio area leading to the main garden.

Garage at the side with access via a door front and rear.

Agent Note:

Property has great potential to extend to the side and rear subject to the necessary planning permissions.

The council tax band is B. Please contact the branch for updated information regarding potential timeframes.

This property offers a fantastic combination of location and accommodation. Viewing is highly recommended.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced

general information and it must not be inferred that any item is included for sale with the property.

TENURE
Freehold

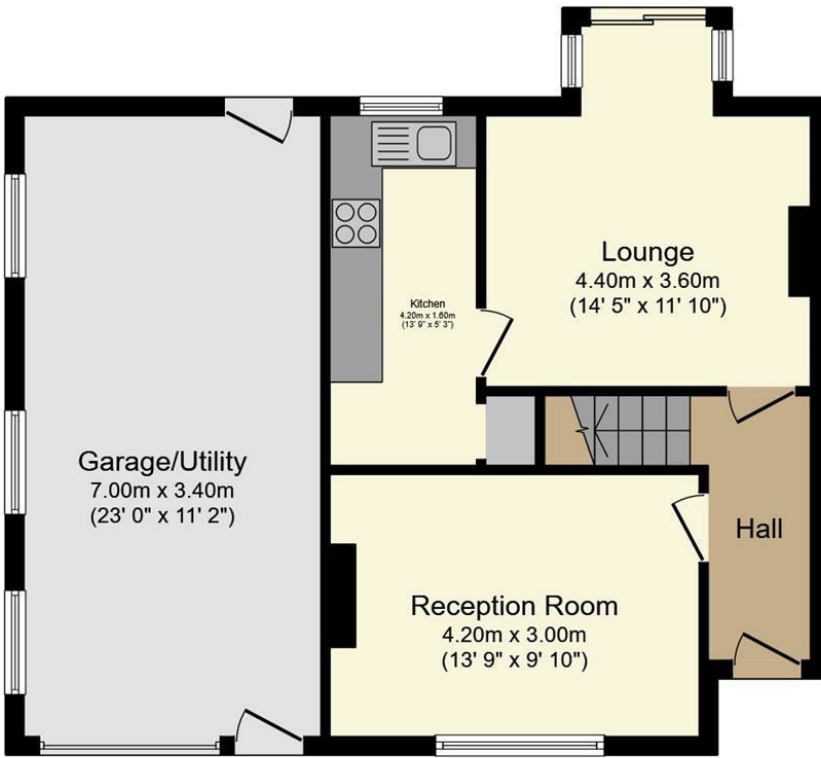
POSSESSION
CHAIN

VIEWING
Viewing strictly by appointment through Genie Homes



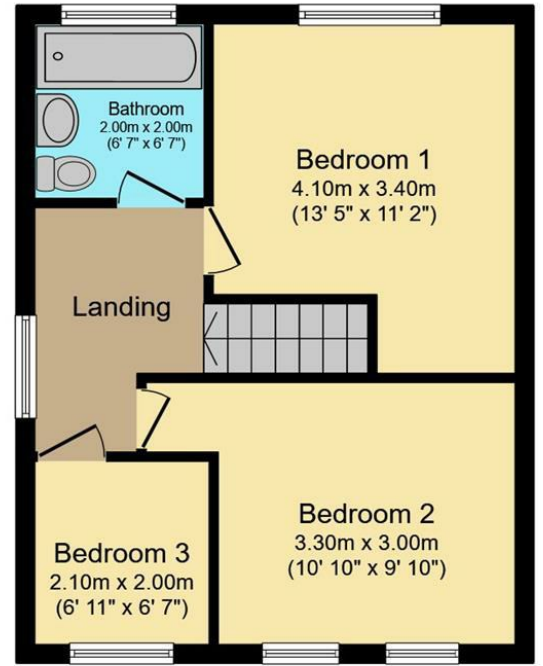


| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 64 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Ground Floor

Floor area 64.4 m² (693 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)

TOTAL: 103.4 m² (1,113 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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