



Barrows Lane, Birmingham

Offers Over £250,000



Barrows Lane

Birmingham |

PROPERTY OVERVIEW

Situated in the most convenient location. An ideal opportunity to purchase this traditional, three bedroom extended semi-detached, which would be ideal for a first-time purchaser. The property benefits from gas central heating, double glazing and is well located to local shops, schools and public transport. The accommodation briefly comprises of: entrance hall, lounge/dining room, extended breakfast kitchen, guest WC, three bedrooms, shower room, front and main garden and parking to the rear.

PROPERTY LOCATION

Sheldon is an area east of Birmingham with access to local amenities including local shops, good schools, Sheldon Country Park, Elmdon Park and Birmingham Airport. The area benefits from good links into Birmingham, Solihull and the Airport/NEC, with proposed rapid bus service routes to Birmingham City Centre and Birmingham Airport and regular bus services to Solihull Town Centre, Coventry City Centre and surrounding areas.

Council Tax band: C

Tenure: Freehold

- No Upward Chain
- Ideal For A First-Time Purchaser
- Three Bedroom Extended Semi-Detached
- Lounge / Dining Room



ENTRANCE HALL
10' 11" x 5' 5" (3.33m x 1.65m)

LOUNGE/DINING ROOM
26' 3" x 10' 7" (8m x 3.22m)

BREAKFAST KITCHEN
21' 4" x 9' 1" (6.5m x 2.78m)

WC

FIRST FLOOR

BEDROOM ONE
12' 6" x 10' 9" (3.8m x 3.28m)

BEDROOM TWO
13' 5" x 10' 8" (4.08m x 3.26m)

BEDROOM THREE
6' 3" x 5' 11" (1.91m x 1.8m)

SHOWER ROOM
7' 4" x 5' 10" (2.24m x 1.79m)

OUTSIDE THE PROPERTY

SIDE STORE

LARGE REAR GARDEN

PARKING TO THE REAR

ITEMS INCLUDED IN THE SALE
Integrated oven, hob, extractor, all carpets and blinds, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION
Services - mains gas, electricity and sewers.
Broadband - Virgin. Loft space - with ladder.

MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.





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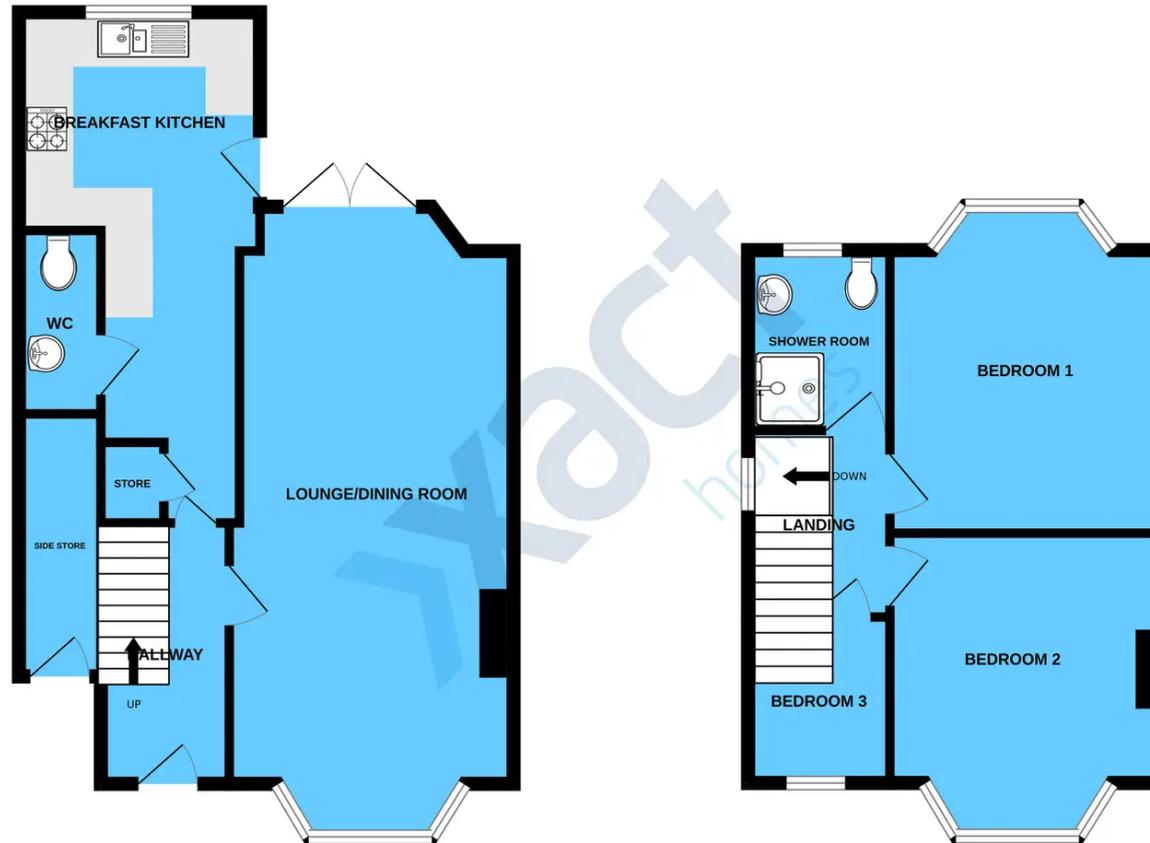
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		1
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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