



Hanging Lane, Birmingham





Property Description

Burchell Edwards are pleased to offer this three-bedroom semi-detached property with no chain located in Northfield. The location of this property is perfect for all the family, being a short distance to plenty of amenities such as the new and every improving Longbridge retail park which offers plenty of shopping and eatery facilities. In terms of transport links, the road is just off the Bristol Road giving great Bus links to Birmingham city centre, also giving access to both Northfield and Longbridge train station. The local road network provides quick access to both the M42 & M5 making travelling around the country a breeze. Being a family home, the schooling network is something that is going to be important and with this property you are covered with good quality education from Primary school all the way through to college.

The property offers plenty of space throughout. The Ground floor briefly comprises of two reception rooms, modern kitchen, conservatory with access to a large rear garden and garage for storage. Upstairs has a family bathroom, three bedrooms and stairs leading to a fully decorated loft room.

Entrance Porch

Double glazed windows to front and side elevations, double glazed door to front elevation and laminate flooring.

Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

Lounge

15' 5" INTO BAY x 13' INTO CHIMNEY RECESS (4.70m INTO BAY x 3.96m INTO CHIMNEY RECESS)

Double glazed patio doors and window to rear elevation, laminate flooring and electric fire place.

Dining Room

14' 4" into bay x 10' 4" into chimney recess (4.37m into bay x 3.15m into chimney recess)

Double glazed bay window to front elevation, central heating radiator and electric fire place.

Kitchen

8' 9" x 6' 8" (2.67m x 2.03m)

Single glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, tiling to splash prone areas, cooker hood and laminate flooring.

Conservatory

9' 2" max x 18' 10" max (2.79m max x 5.74m max)

Double glazed windows and door to rear elevation, central heating radiator and tiled flooring.

Landing

Double glazed window and carpet.

Bedroom One

11' 9" into bay x 10' 5" into chimney recess (3.58m into bay x 3.17m into chimney recess)

Double glazed bay window to front elevation, laminate flooring and central heating radiator.

Bedroom Two

11' 11" x 9' 9" max to wardrobe (3.63m x 2.97m max to wardrobe)

Double glazed window, laminate flooring, central heating radiator and fitted wardrobe.

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)

Double glazed window to front elevation, laminate flooring and central heating radiator.

Bathroom

Double glazed window, bath, shower, wash hand basin, central heating radiator, tiled flooring and tiling to splash prone areas.

W.C

Double glazed window to front elevation, W.C and laminate flooring.

Loft Room

13' 2" floor height x 13' 2" floor height (4.01m floor height x 4.01m floor height)

Two velux windows, eaves storage, central heating radiator and carpet.

Front Garden

Cocrete driveway providing off road parking and decorative pebbled area.

Rear Garden

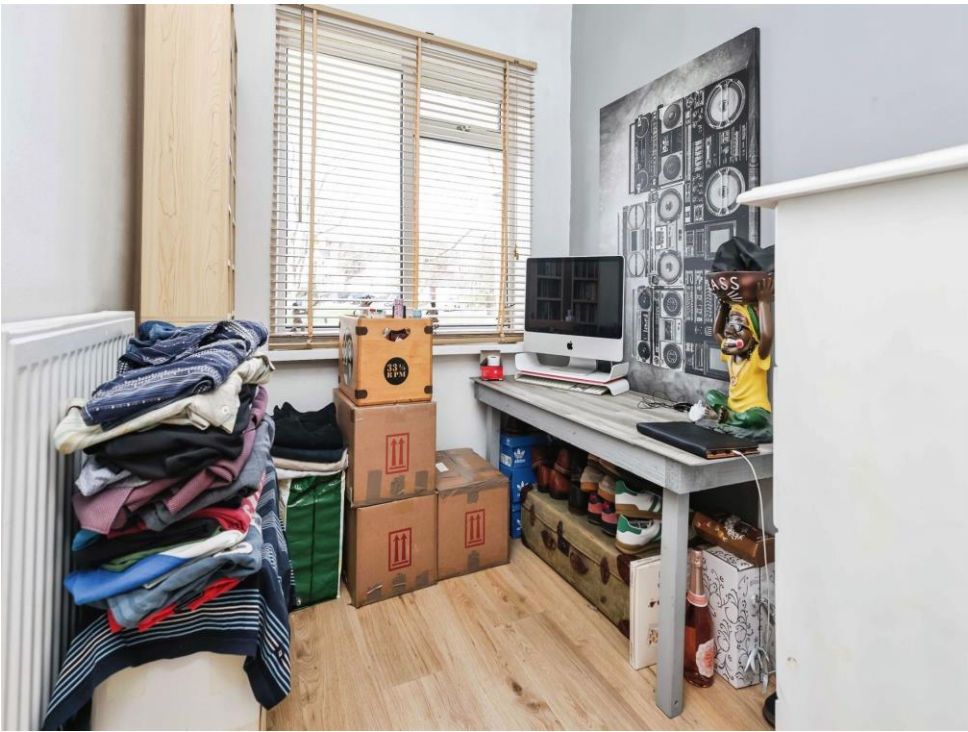
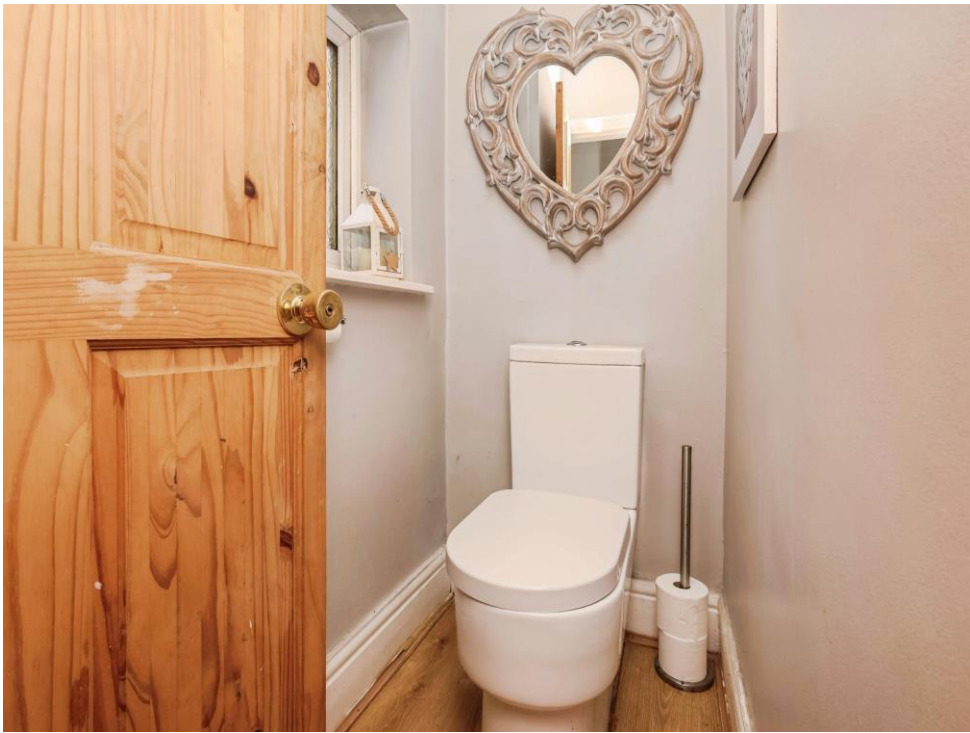
Decked area, lawn, shrubs, plants and access to summerhouse.

Garage

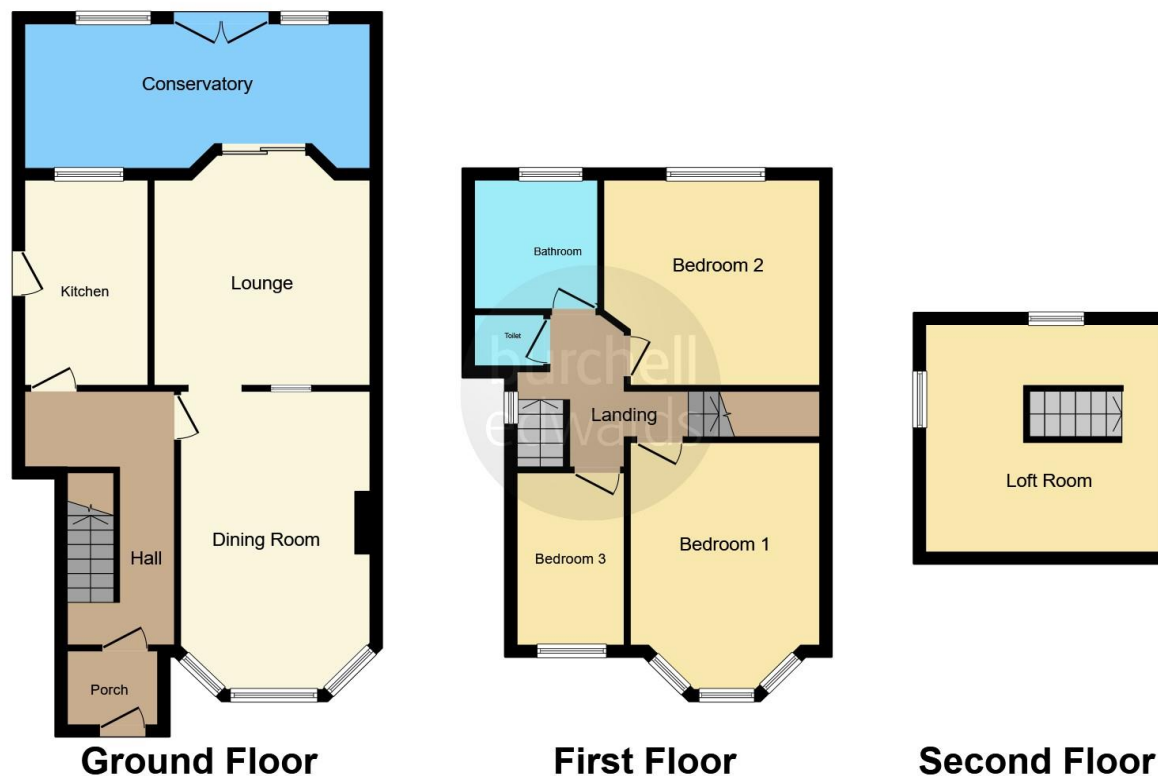
15' 7" max x 9' 5" max (4.75m max x 2.87m max)

Double opening doors, space and plumbing for washing machine, power and lighting.









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

To view this property please contact Burchell Edwards on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D

Tenure: Freehold

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Property Ref: CBW210352 - 0002