



Garretts Green Lane, Birmingham





## Property Description

WOW! This is a modern THREE BEDROOM semi detached on a very popular road in SHELDON! In great condition and with plenty of rear space this is a great FAMILY HOME! Close to local transport routes and amenities this will not disappoint! CALL NOW TO BOOK YOUR VIEWING! 01217421725

## Entrance Hallway

Central heating radiator.

## Lounge

Double glazed sliding doors to rear elevation and two central heating radiators.

## Dining Room

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

## Kitchen

Double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, connections for washer and dryer, laminate flooring and tiling to splash prone areas.



## Landing

Double glazed window to side elevation and loft access via hatch.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, wash hand basin, bath, central heating radiator, central heating boiler and tiling to splash prone areas.

## Separate W.C

Double glazed window to side elevation and W.C.

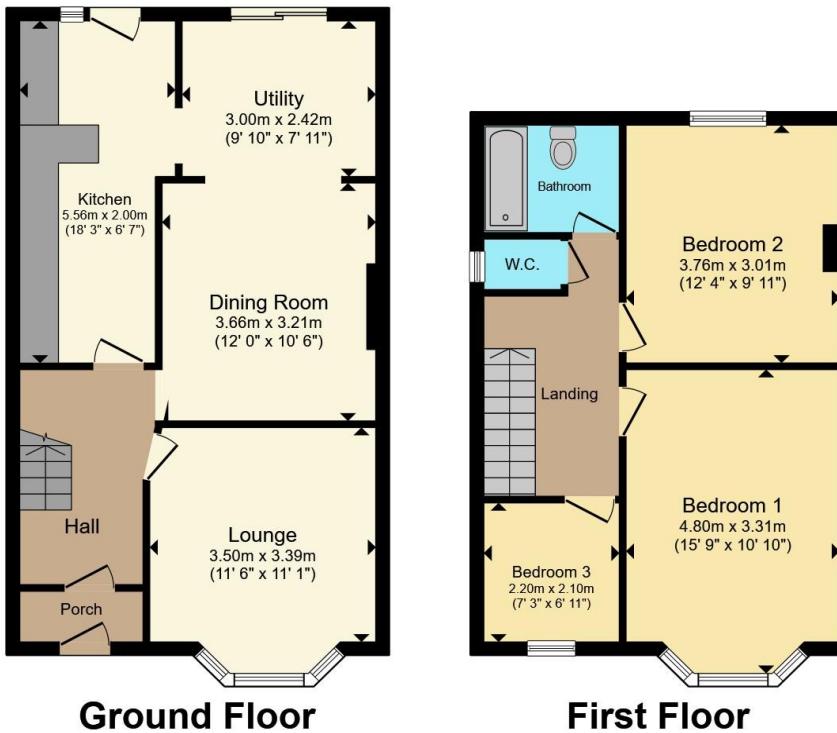
## Rear Garden

Slabbed patio, laid to lawn, side access to frontage and fencing to boundaries.









Total floor area 100.7 m<sup>2</sup> (1,084 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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