



Barrows Lane, Birmingham





Property Description

EXTENDED & READY TO MOVE INTO! A great property ideal for A GROWING FAMILY. In a great spot, the property is close to local shops, schools and provides easy access to Birmingham City, M42/M6 and NEC. One NOT TO BE MISSED, so call the sales team to view today on 0121 742 1725.

Approach

Driveway providing off road parking with a low maintenance fore garden and access to uPVC double glazed reception porch.

Reception Porch

Laminate flooring, ceiling light point and obscured double glazed composite door leading to:

Reception Hallway

Laminate flooring, central heating radiator, ceiling light point, staircase to first floor landing, under stairs storage and doors to the lounge/dining room and kitchen.

Lounge Area

14' 3" x 10' 5" into recess (4.34m x 3.17m into recess)
UPVC double glazed patio door to rear elevation, ceiling light point, central heating radiator, laminate flooring, TV aerial point and archway into the dining area.

Dining Area

12' 8" x 11' (3.86m x 3.35m)
UPVC double glazed bay window to front elevation, ceiling light point, central heating radiator and laminate flooring.

Kitchen

17' 3" x 11' 6" (5.26m x 3.51m)
A range of base and larder units with granite work surfaces over, contemporary glass breakfast bar, twin integrated single ovens, four ring induction hob and extractor hood, integrated fridge freezer, central heating radiator, recess spotlights, ceramic floor tiling, uPVC double glazed French type doors leading to conservatory.

Conservatory

12' 8" x 11' 11" (3.86m x 3.63m)
Of UPVC double glazed construction, central heating radiator and ceramic floor tiles.

Utility Area

9' 8" x 4' 11" (2.95m x 1.50m)
Automatic lighting, wall and base units with granite work surfaces, plumbing and space for washing machine and dishwasher, further appliance space, central heating radiator, ceramic floor tiling, ceramic wall tiling, wall mounted central heating boiler and door into:-

Storage Area

Obscured UPVC double glazed door to front elevation.

First Floor Landing

Obscured uPVC double glazed window to side elevation, doors to all bedrooms, bathroom and loft access.

Bedroom One

14' 6" into bay x 10' 11" into wardrobes (4.42m into bay x 3.33m into wardrobes)
UPVC double glazed bay window to rear elevation, ceiling light point, central heating radiator and a range of built in wardrobes.

Bedroom Two

12' 6" into bay x 10' 11" (3.81m into bay x 3.33m)
UPVC double glazed bay window to front elevation, ceiling light point, central heating radiator and built in wardrobes.

Bedroom Three

Irregular Shaped Room 8' 10" max x 10' 10" max (2.69m max x 3.30m)
"L" shaped room having uPVC double glazed windows to front elevation, recessed spotlights and central heating radiator.

Shower Room

Obscured uPVC double glazed window to rear and side elevations, close couple dual flush WC, semi pedestal wash hand basin with mixer tap, double width walk in shower enclosure with thermostatic control mixer shower with hand wand and overhead shower attachment, recess spotlights, central heated chrome towel warmer, ceramic floor tiling and ceramic wall tiling to ceiling height on all walls.

Loft

Part boarded.

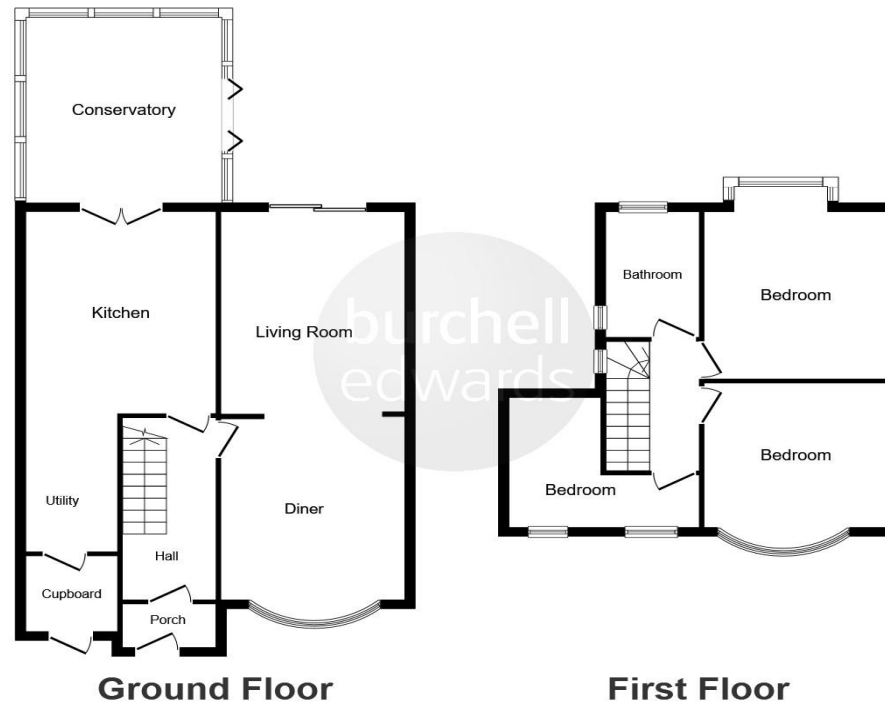
Rear Garden

Patio area with granite tiles, steps rising to a mainly lawn to lawn rear garden, separate decked patio area, raised beds, fenced boundaries and a beautiful brick built storage facility to the rear of the garden, external lighting and water supply.









This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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