



58 Fellows Lane, Birmingham

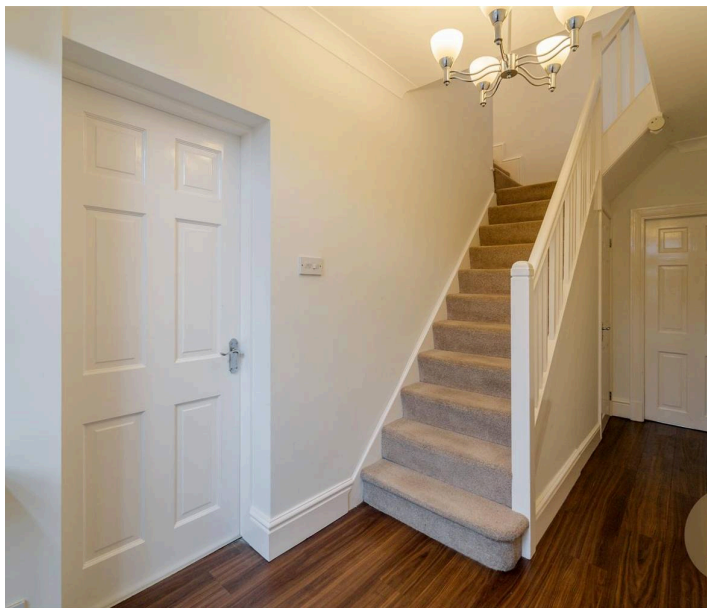
£560,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic four bedroom semi detached home for sale. Situated on the ever popular Fellows Lane and offered with no upward chain.

The property comprises, driveway parking and entrance hallway. Spacious front lounge, the original garage has been converted into a beneficial study room. To the rear of the property is a spacious kitchen diner, with downstairs further benefitting from utility room and guest WC. The first floor boasts four bedrooms, with the master having its own ensuite.

Upstairs has an additional family bathroom and the rear of the property has a private garden.

H



Entrance Hallway

Hallway giving access to lounge, study, guest WC and kitchen. Obscure partially glazed front door, ceiling light point and stairs to first floor accommodation.

Lounge

Spacious lounge with bay window to front elevation, feature fireplace, ceiling light point and central heating radiator.

Study

Beneficial multi purpose room, either being used as a study, play room or additional bedroom. Window to front elevation, ceiling light point and central heating radiator.





Kitchen Diner

Spacious kitchen diner, boasting a range of fixed wall and base units. Breakfast bar, integrated appliances, window to rear elevation, bi-fold doors and central heating radiators.

Guest WC

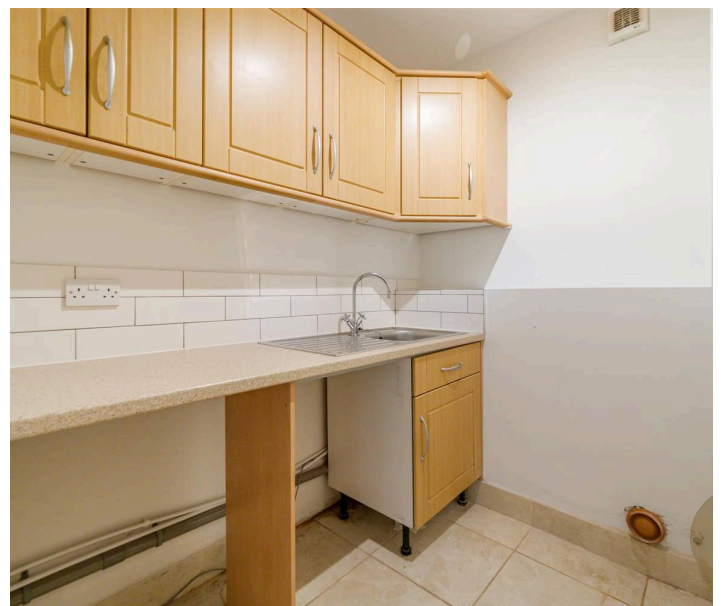
Low level flush WC, hand wash basin and ceiling light point.

Utility

Range of base and wall units, sink unit and plumbing for appliances.

Landing

Spacious landing with access to loft, carpeted flooring and ceiling light point.





Master Bedroom

Carpeted flooring, bay window to front elevation, ceiling light point and central heating radiator. Access to ensuite.

En-suite

Tiled ensuite with walk in shower, low level combi WC and vanity unit. Window to front elevation, central heating radiator and ceiling spotlights.

Bedroom Two

Carpeted flooring, window to rear elevation, ceiling light point and central heating radiator.





Bedroom Three

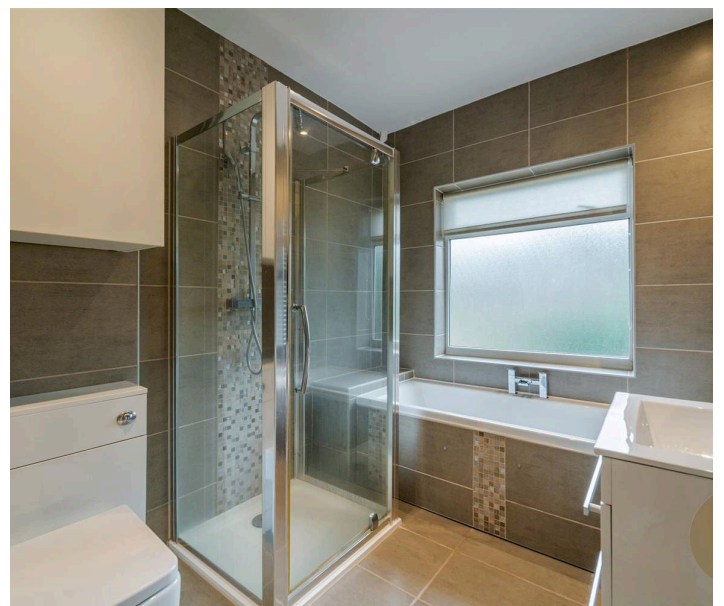
Carpeted flooring, window to front elevation, ceiling light point and central heating radiator.

Bedroom Four

Carpeted flooring, window to rear elevation, ceiling light point and central heating radiator.

Bathroom

Tiled bathroom suite boasting enclosed bath, walk in shower cubicle, low level flush WC and vanity unit. Obscure glazed window to rear elevation and towel radiator.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

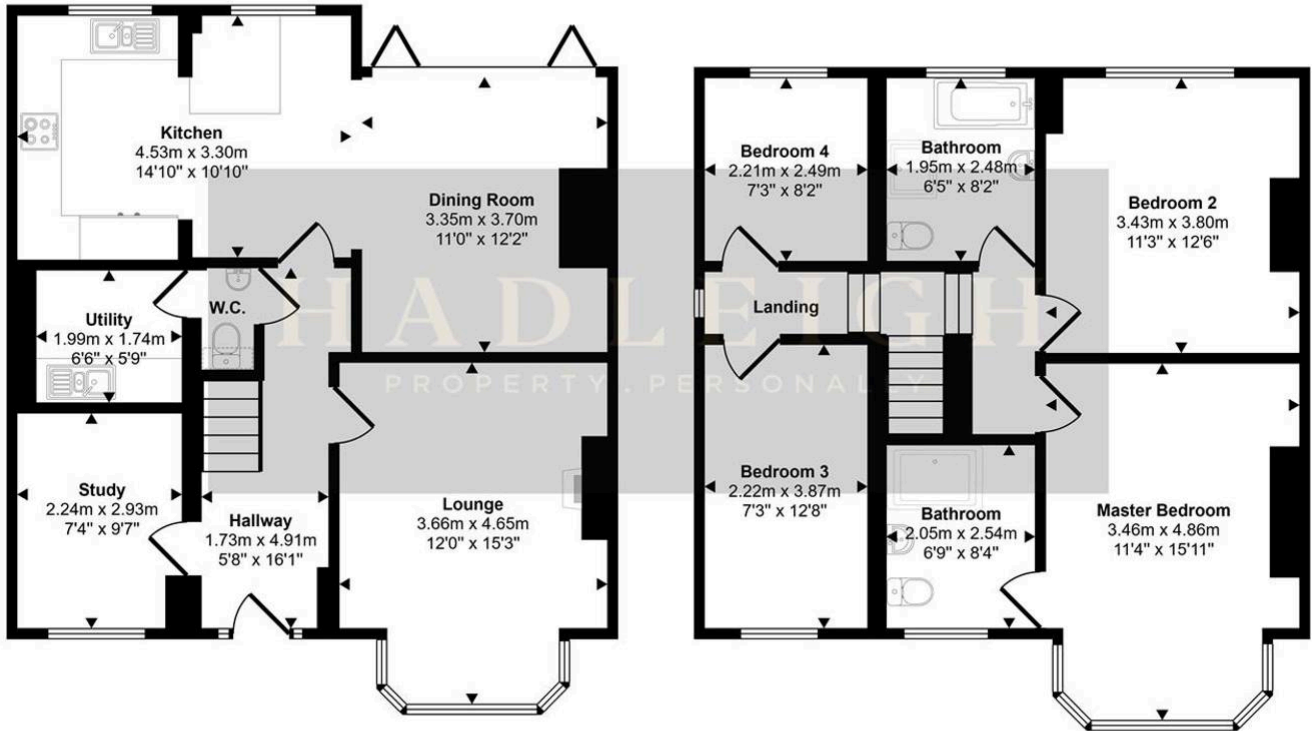
EPC Environmental Impact Rating: E



- No upward chain
- Spacious lounge & kitchen/diner with utility
- Ensuite to master & family bathroom




Approx Gross Internal Area
130 sq m / 1401 sq ft



Ground Floor
Approx 66 sq m / 713 sq ft

First Floor
Approx 64 sq m / 689 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.