

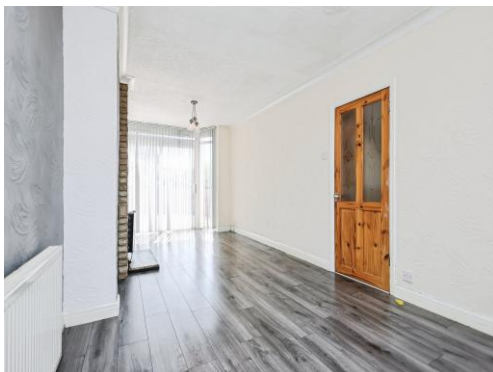


Garretts Green Lane
Birmingham

burchell
edwards

Garretts Green Lane Birmingham B26 2SE

for sale
£280,000



Property Description

Offered to the market with no upward chain, this spacious and versatile four-bedroom family home is ideally situated on Garretts Green Lane, within easy reach of local shops, amenities, schools, and transport links.

The property benefits from a large driveway providing ample off-road parking and a private rear garden, perfect for outdoor relaxation and entertaining. Accommodation comprises two double bedrooms on the first floor, while the second floor offers a further double bedroom, a single bedroom, and an en-suite to one of the rooms, making it ideal for growing families.

A fantastic opportunity for buyers seeking a well-located home with flexible living space. Viewing is highly recommended.

Front Garden

Slabbed driveway providing off road parking.

Entrance Porch

Double doors to front elevation, power and lighting.

Entrance Hallway

Wood effect flooring and central heating radiator.

Lounge/ Diner

Double glazed bay window to front elevation, wood effect flooring, central heating radiator, electric fire and sliding doors to rear elevation.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven and wood effect flooring.

Lean-To

Doors giving access to the front and rear, central heating boiler housed, space for tumble dryer, washing machine and fridge freezer.

Landing

Double glazed windows to front and side elevations, central heating radiator.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, central heating radiator, spotlights and built in wardrobe.

Bedroom Three

Double glazed bay window to rear elevation, central heating radiator and wood effect flooring.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath, central heating radiator and tiling to walls.

Bedroom Four

Velux window, central heating radiator and wood effect flooring.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, corner shower, spotlights and tiling to walls.

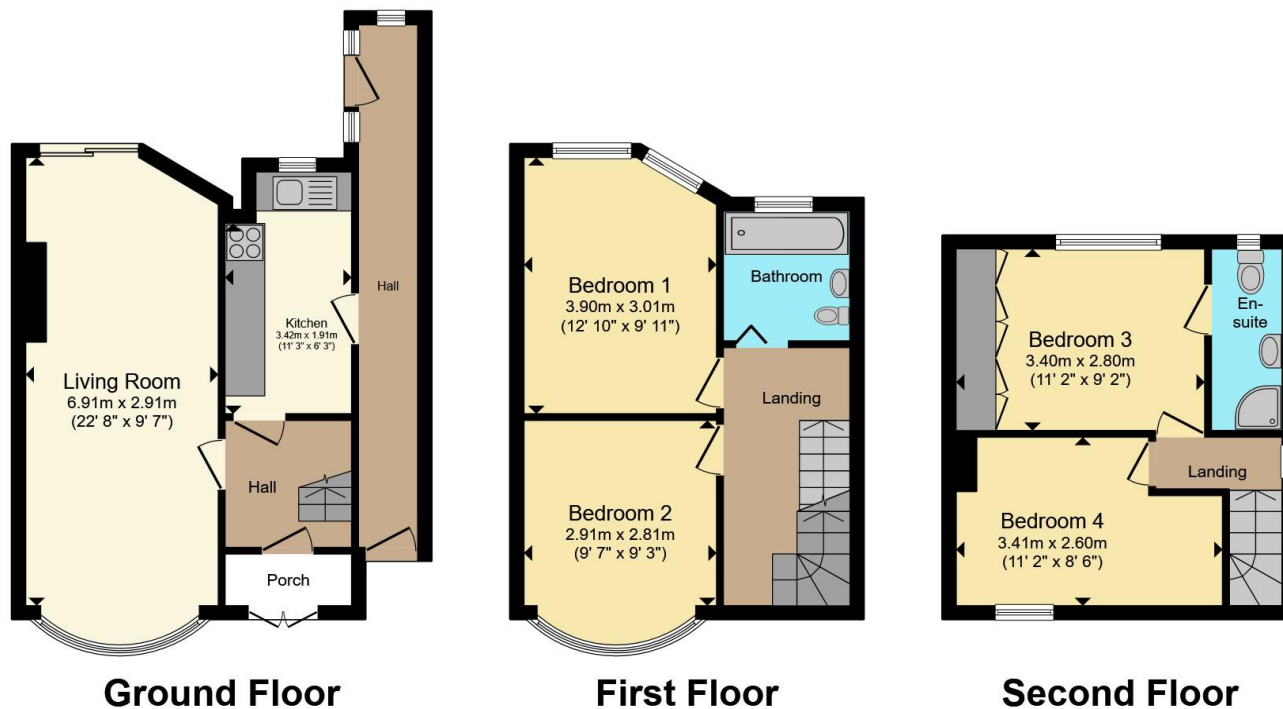
Rear Garden

Slabbed patio, laid to lawn and access to the rear.









Total floor area 99.9 m² (1,075 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



To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211815



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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