



## 189 Metchley Lane, Birmingham

£600,000 Freehold

Hadleigh Estate Agents are delighted to offer this substantial and extended four bedroom house for sale. Offered with NO CHAIN the property is double fronted and boasts off street parking. Conveniently located on Metchley Lane, the property benefits from ample living accommodation. The property comprises of driveway parking and car port, entrance hallway with open wooden bannister and two reception rooms. To the rear is a substantial open plan kitchen and dining area, complete with separate utility room and convenient guest WC. Further complimenting the ground floor is a spacious storage room. The first floor boasts four double bedrooms, two complete with ensuite shower rooms and an additional family bathroom. To the rear is a private decked garden.





### Hallway

Welcoming and spacious entrance hallway, comprising central heating radiator, ceiling spotlights, wooden open bannister and convenient storage room.

### Lounge

Spacious lounge boasting two windows to the front elevation, feature fireplace and surround. Central heating radiator, ceiling light point and ceiling Rose.

### Reception Room

An additional reception room, making for a fantastic multi purpose room. With window to the front elevation, feature fireplace, central heating radiator, ceiling light point and storage cupboard within the alcoves.



### Guest WC

Low level flush WC, hand wash basin and central heating radiator. Tiled flooring, window to the side elevation and ceiling spotlights.





### Utility Room

Beneficial utility room with a range of base and wall units, sink and drainer unit and plumbing for utilities. Window to the side elevation, rear patio door, ceiling spotlights and central heating radiator.

### Kitchen Diner

Boasting a significant rear extension the kitchen diner offers a range of base and wall units and focal kitchen island, including under counter wine fridge. Two central heating radiator, ceiling spotlights and sliding patio doors leading to the garden.

### Landing

Spacious landing, carpeted flooring, ceiling light point, central heating radiator and pull down loft hatch.

### Bedroom One

Large double bedroom comprising carpeted flooring, two windows to the front elevation, radiator and ceiling light point. Access to en-suite shower room.





### En-suite

Partially tiled en-suite shower room with walk in shower cubicle, low level flush WC and hand wash basin. Radiator, ceiling spotlights and extractor fan.

### Bedroom Two

A further large double bedroom, with built in storage cupboard, two windows to the front elevation, carpeted flooring and radiator. Access to en-suite.



### En-suite

Partially tiled en-suite shower room with walk in shower cubicle, low level flush WC and hand wash basin. Radiator, ceiling spotlights, extractor fan and window to the rear elevation.





**Bedroom Three**

Double bedroom comprising window to the side elevation, central heating radiator, carpeted flooring and ceiling light point.

**Bedroom Four**

Double bedroom comprising window to the rear elevation, central heating radiator, carpeted flooring and ceiling light point.

**Bathroom**

Substantial house bathroom boasting separate freestanding bath and walk in shower. Low level flush WC, hand wash basin, towel radiator, ceiling spotlights and window to the rear elevation.



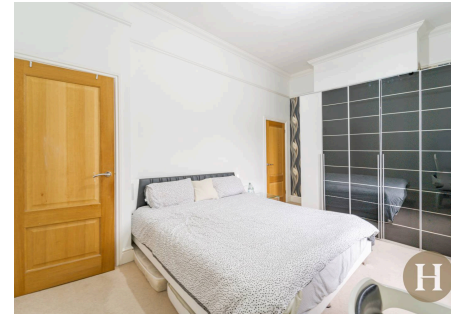


Council Tax band: C

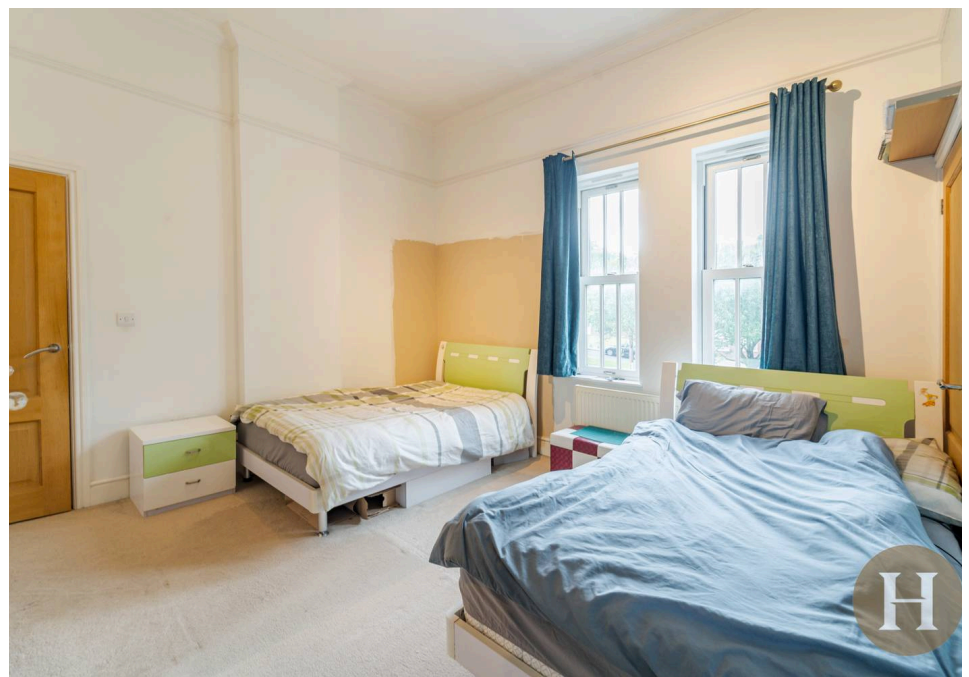
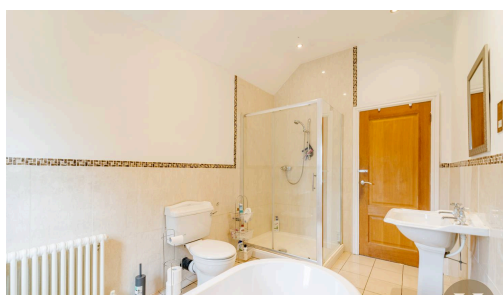
Tenure: Freehold

EPC Energy Efficiency Rating: D

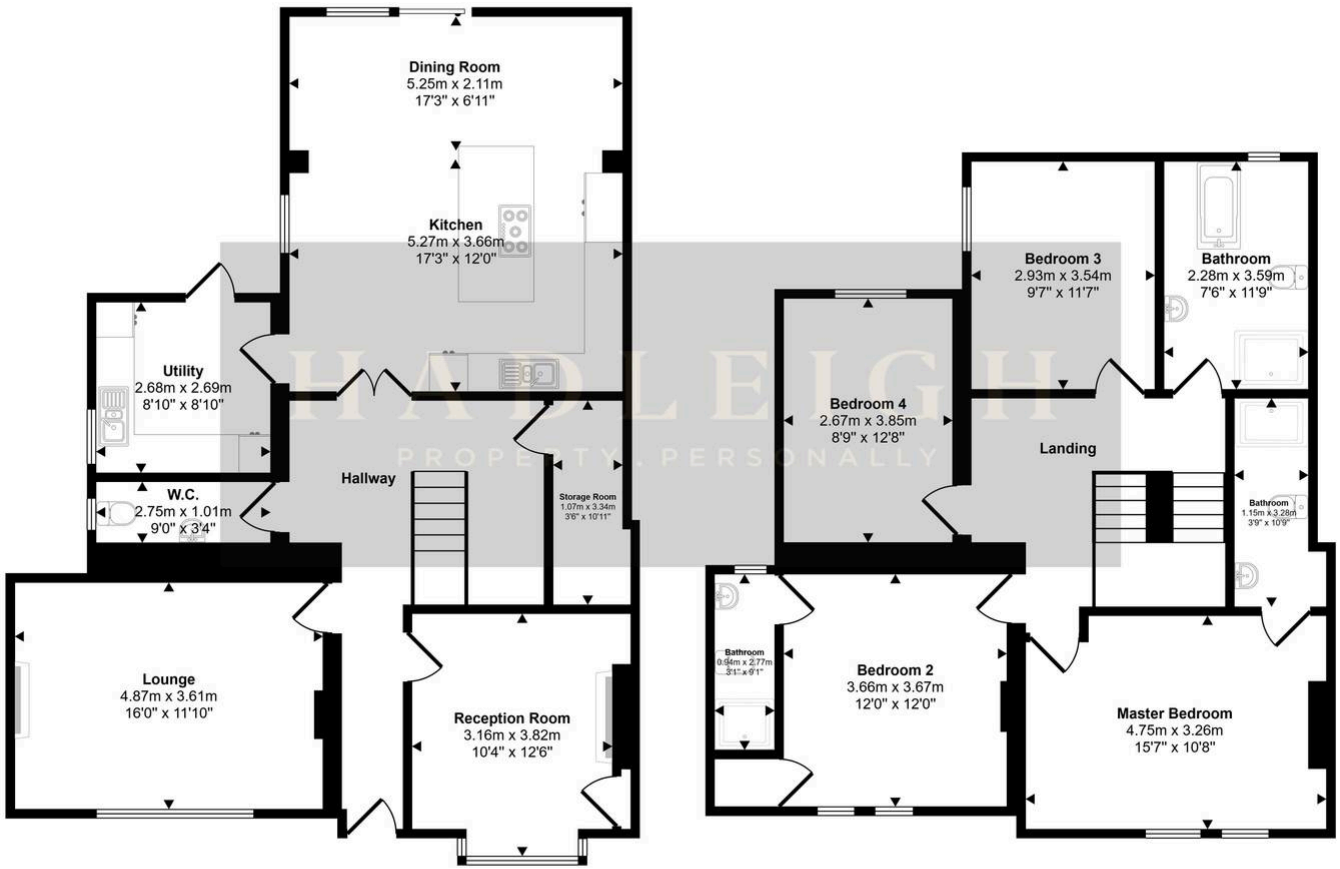
EPC Environmental Impact Rating: D



- Extended four bedroom double fronted home
- Two reception rooms
- No upward chain
- Two ensuites & family bathroom
- Driveway, car port & private garden
- Open plan kitchen/diner



Approx Gross Internal Area  
184 sq m / 1977 sq ft



Ground Floor  
Approx 98 sq m / 1059 sq ft

First Floor  
Approx 85 sq m / 917 sq ft

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.