smarthomes

Wheelers Lane

Kings Heath, Birmingham

- A Substantially Extended Five Bedroom Family Home
- Extended Breakfast Kitchen & Two Spacious Reception Rooms
- Large Landscaped Southerly Facing Rear Garden
- Family Bathroom & Two Modern Shower Rooms

£625,000

Current EPC Rating - D

Current Council Tax Band - D

Property Description

A substantially extended semi-detached family home situated in a most convenient location and offering accommodation comprising two spacious reception rooms, open plan family dining kitchen, utility room, guest W.C, five good size bedrooms across two floors, en-suite shower room, walk in wardrobe, family bathroom, family shower room, large landscaped Southerly facing rear garden, garage and driveway parking

Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D

Rooms & Measurements

Reception Room One to Front 4.7m x 3.28m (15'5" x 10'9")

Extended Reception Room Two to Rear 6.55m x 3.4m (21'6" x 11'2")

Family Dining Area 5.23m x 3.53m (17'2" x 11'7")

Kitchen Area 5.08m x 3.76m (16'8" x 12'4")

Utility Room 2.67m x 1.45m (8'9" x 4'9")

Bedroom One to Front 4.78m x 2.95m (15'8" x 9'8")

Bedroom Two to Rear 3.84m x 2.92m (12'7" x 9'7")

Bedroom Three to Front 3.53m x 2.62m (11'7" x 8'7")

Bedroom Four to Rear 3.45m x 2.59m (11'4" x 8'6")

Family Bathroom to Front 2.51m max x 2.29m max (8'3" max x 7'6" max)

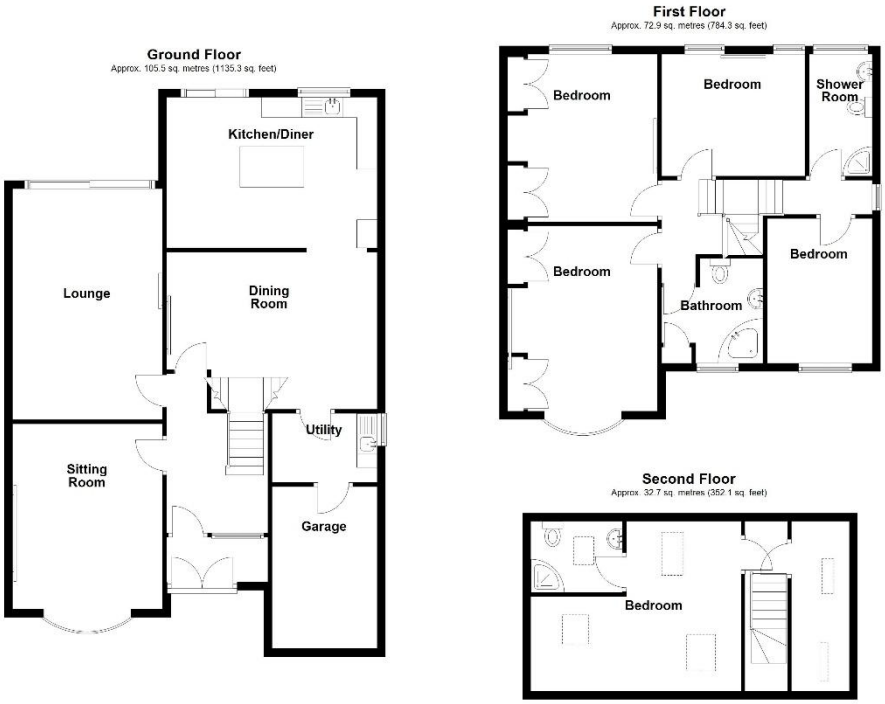
Family Shower Room to Rear 2.82m x 1.63m (9'3" x 5'4")

Bedroom Five 4.75m max x 4.09m max (15'7" max x 13'5" max)

En-Suite Shower Room 1.75m x 1.55m (5'9" x 5'1")

Walk in Wardrobe 5.03m x 1.35m (16'6" x 4'5")

Garage 4.57m x 2.64m (15'0" x 8'8")



Total area: approx. 211.1 sq. metres (2271.7 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.