

40 Fellows Lane, Birmingham

£590,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom semi-detached family home for sale, ideally located in Harborne within easy reach of Harborne High Street, shops, cafés, restaurants and excellent transport links. Full of period features, the property offers spacious accommodation ideal for family living, including two reception rooms and an open plan kitchen diner, alongside a utility room and guest WC with underfloor heating throughout the ground floor. Upstairs comprises three well-proportioned bedrooms, a family bathroom and separate WC. Externally, the property benefits from a driveway for multiple vehicles, garage and beautifully landscaped rear garden.

H



Entrance Hallway

Hallway giving access to lounge, reception room, utility and kitchen diner. Complete with herringbone porcelain tiles and underfloor heating, ceiling light point and stairs to first floor accommodation.

Lounge

Spacious lounge with bay window to front elevation, with feature fireplace surrounded by bespoke fitted units. Complete with carpeted flooring, ceiling light point and cast iron central heating radiator.

Living Room

Family living area with patio doors leading to the garden, featuring herringbone porcelain tiles with underfloor heating. Bespoke fitted shelving in right alcove, period fireplace and ceiling spotlights.



Utility Room

Convenient utility space with a range of fitted base and wall storage units and plumbing for utilities. Leads to guest W/C and internal garage access and is complete with cement encaustic tiles with underfloor heating.



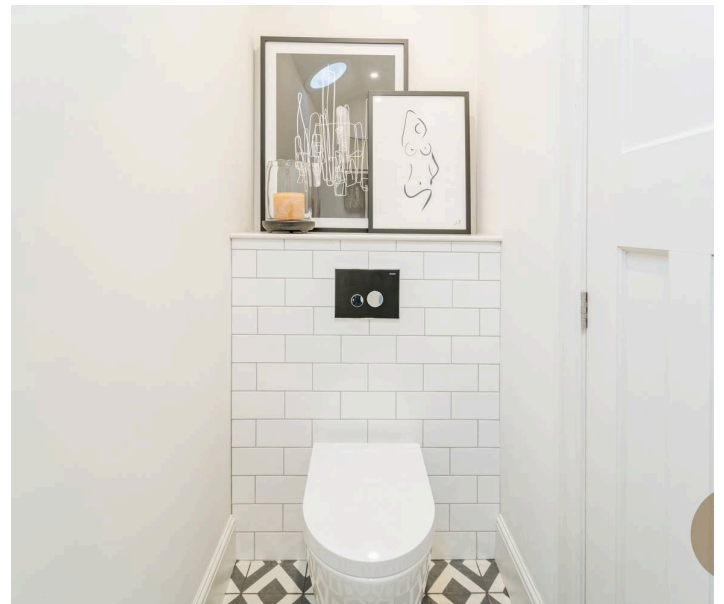


Kitchen Diner

Modern and spacious kitchen diner, boasting large kitchen island and two skylights. Fitted kitchen with a range of base and wall units, including integrated appliances to include double ovens and microwave. Patio doors rear elevation, ceiling light point and space for dining area. Complete with herringbone porcelain tiles and underfloor heating throughout.

Guest W/C

Low level flush WC, hand wash basin and ceiling light point. Cement encaustic flooring tiles with underfloor heating.

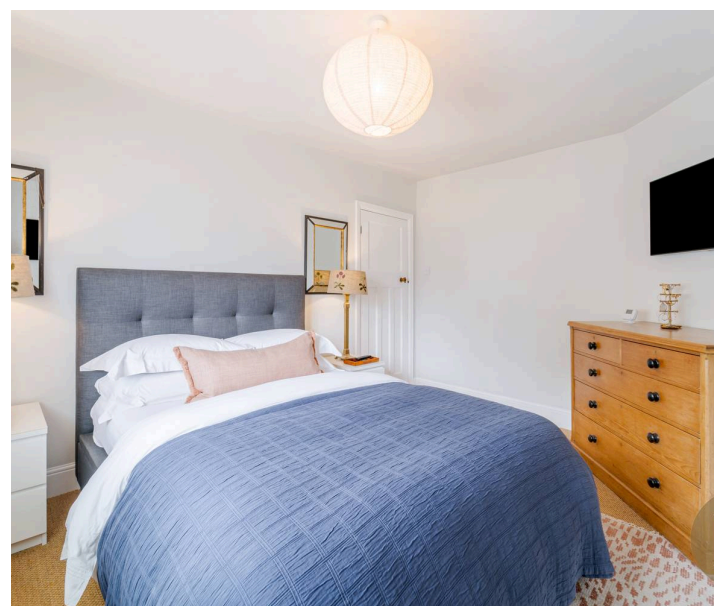


Landing

Carpeted flooring, ceiling light point and loft hatch.

Master Bedroom

Large double bedroom complete with carpeted flooring and bay window to front elevation with fitted shutters. To include feature fireplace, ceiling light point and cast iron radiator.





Bathroom

Tiled bathroom suite boasting enclosed bath, with overhead shower and sink unit. Obscure glazed window to front elevation and towel radiator and underfloor heating.

w/c

Low level flush WC, tiled flooring with underfloor heating and ceiling light point.

Bedroom Two

Double bedroom with carpeted flooring, window complete with shutters to rear elevation, ceiling light point and cast iron radiator.

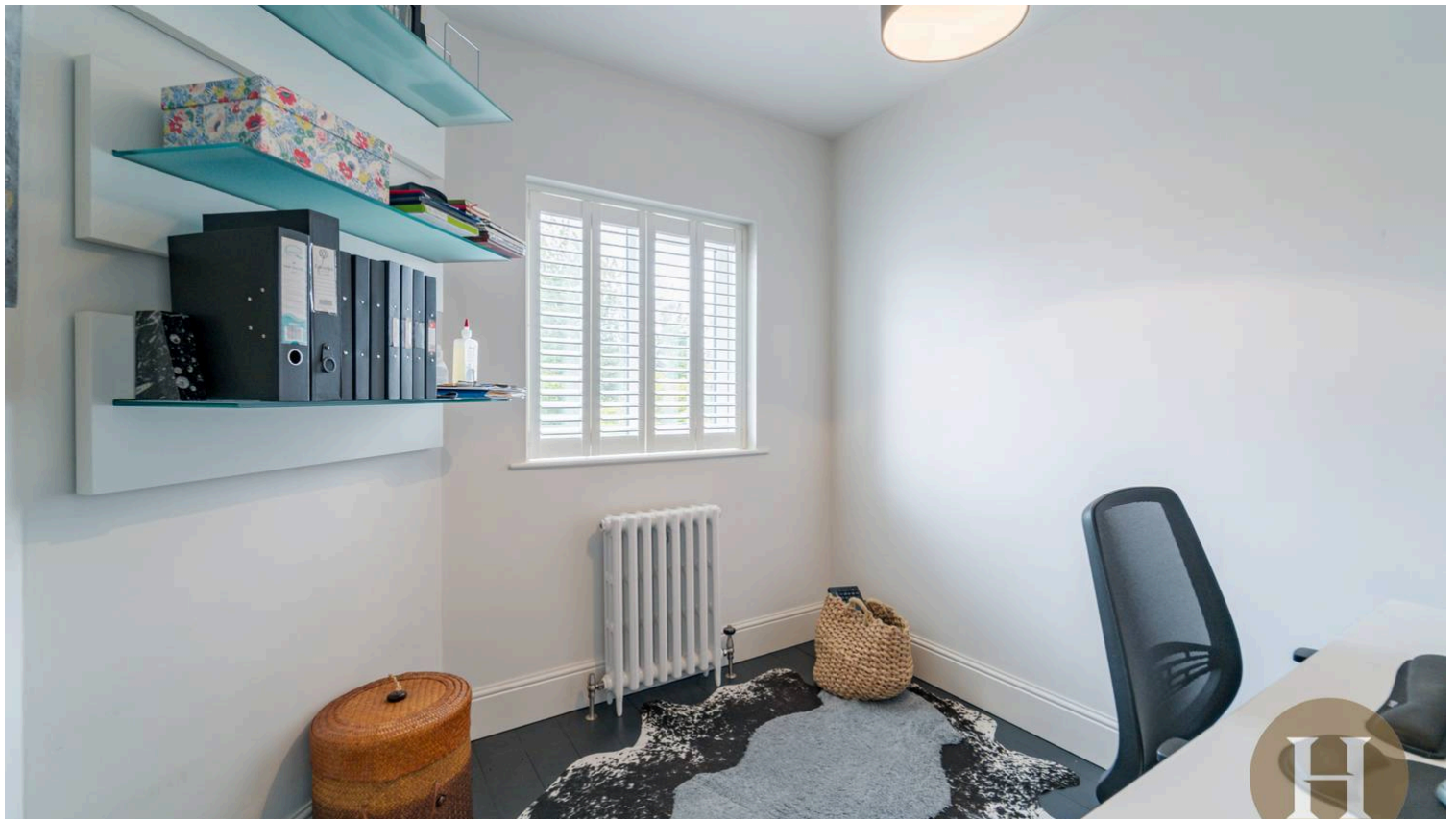


Bedroom Three

Painted wooden flooring, window to rear elevation with fitted shutters, ceiling light point and cast iron radiator.

Garden

Extensive private garden predominantly laid to lawn, paved patio area with brick path leading to further patio area to the rear with water feature.





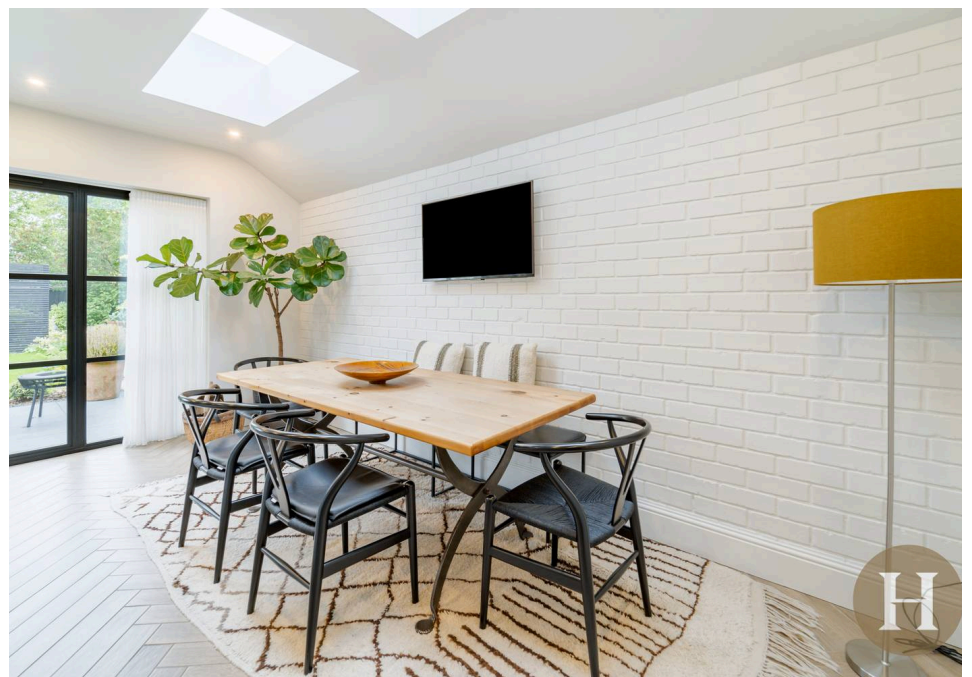
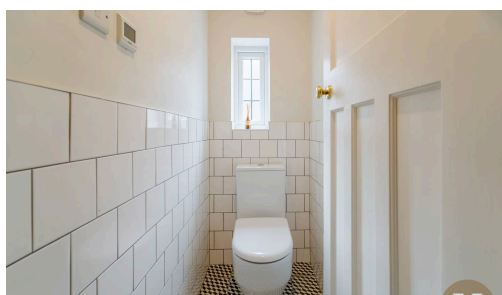
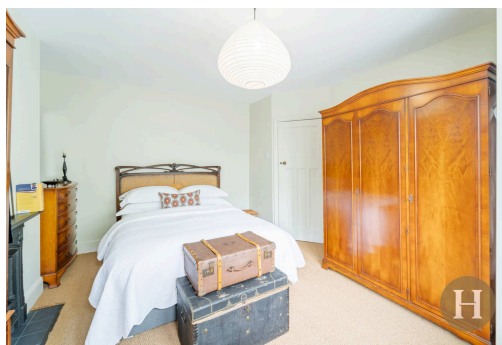
Council Tax band: D

Tenure: Freehold

Energy Performance Certificate: TBC



- › Three bedroom semi-detached home
- › Open plan kitchen/diner
- › Period features throughout
- › Underfloor heating
- › Driveway parking & garage
- › Close to Harborne High Street



Approx Gross Internal Area
121 sq m / 1302 sq ft



Ground Floor
Approx 75 sq m / 807 sq ft

First Floor
Approx 46 sq m / 495 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.