





66 War Lane, Birmingham

£310,000 Freehold

Hadleigh Estate Agents are delighted to offer this move in ready, two bedroom terraced home for sale. Located on War Lane the property offers a blend of character and modern comfort, being situated within walking distance of Harborne High Street. The house is suited to a range of buyers, including first time purchasers and those looking to downsize without compromising on character. The property brings together the qualities many buyers look for in a terraced house, including open plan style reception rooms, two bedrooms, a modern bathroom, a characterful focal point and the additional accommodation provided by an extension.



Dining Room
A spacious and welcoming dining room, boasting decorative glazed windows to the front elevation and beneficial window seat, enjoying storage underneath. At the focal point is a feature fireplace surround, the room further comprises decorative coving, ceiling light point, central heating radiator and wooden laminate flooring.



Lounge
The lounge offers a working log burner at the heart of the room, with sash windows to the rear elevation. Convenient understairs storage, wooden laminate flooring continuing from the dining room, decorative coving and central heating radiator. The lounge further benefits from being open with the dining room, allowing the ground floor to flow all the way through.

Kitchen
Fitted kitchen with a range of base and wall units, including integrated appliances, dishwasher, fridge freezer and plumbing for washing machine. Fitted oven, hob and extractor over. Solid wood back door, glazing over and additional sash window to the side elevation. Tiled flooring, ceiling light point and partially tiled splashbacks.





Study
Being extended to the rear the property enjoys further living accommodation. Making for an excellent multi purpose room, currently set up as a study, this room can easily make for additional dining space or play room. With ample light flooding the room from the rear double glazed windows and sash window to the side elevation. With ceiling light point, central heating radiator and tiled flooring.



Landing
Carpeted stairs and landing, including wooden hand rail, ceiling light point, central heating radiator and pull down loft hatch.

Master Bedroom
Spacious master bedroom benefitting from two sash windows to the front elevation and period feature fireplace. Storage cupboard, central heating radiator, carpeted flooring and ceiling light point.



Bedroom Two
A further double bedroom complete with fitted wardrobes, period feature fireplace and sash window to the rear elevation. Carpeted flooring, central heating radiator and ceiling light point.

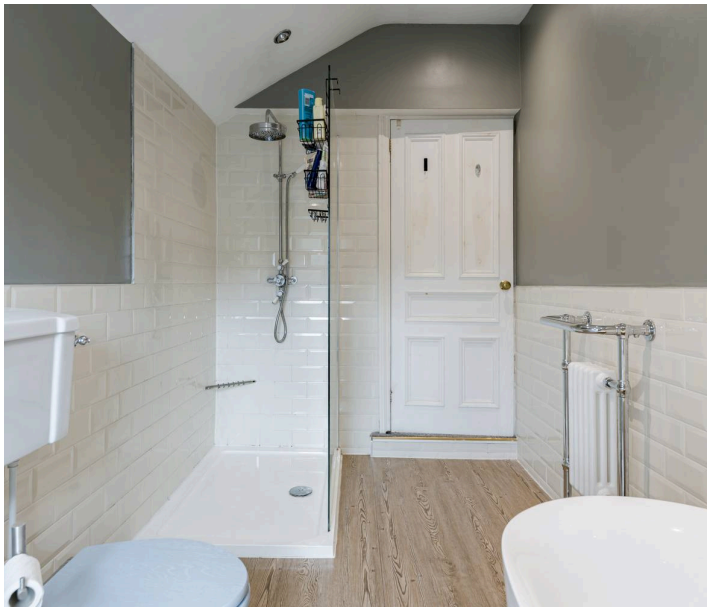


Bathroom

Boasting an extensive and modern family bathroom, with both freestanding bath, including handheld attachment and separate walk in shower. Low level flush WC, hand wash basin and traditional towel radiator. With sash window to the rear elevation, ceiling spotlights and partially tiled walls.

Garden

Enjoying a low maintenance and private rear garden, with fenced boundaries and paved patio area. The property further benefits from having allotments to the rear, adding extra privacy.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







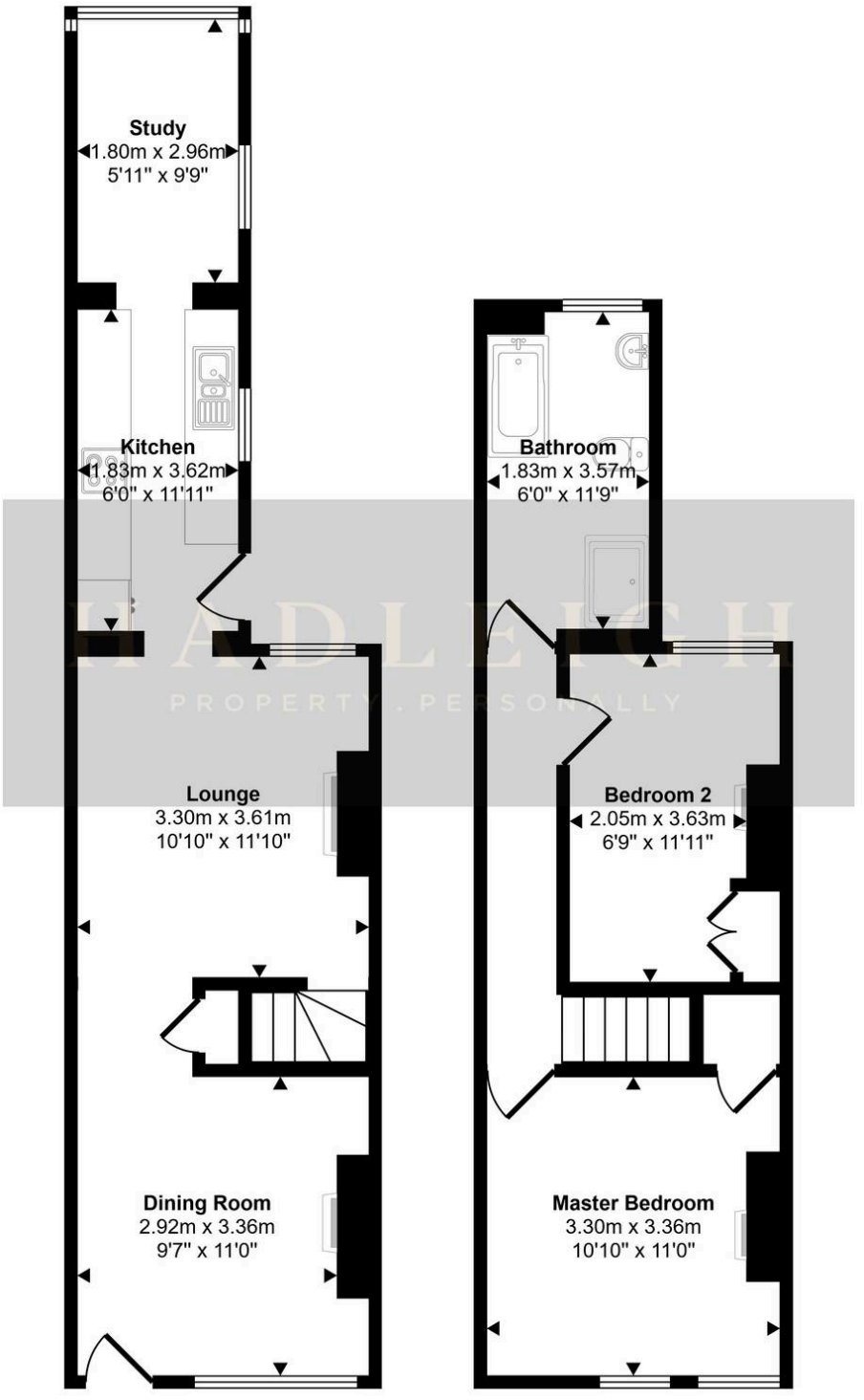
- Two bedroom terraced house
- Walking distance to Harborne High Street
- Move-in ready accommodation
- Open-plan reception rooms
- Extended home
- Modern bathroom & character features







Approx Gross Internal Area
73 sq m / 787 sq ft



HADLEIGH
PROPERTY. PERSONALLY

Ground Floor
Approx 39 sq m / 423 sq ft

First Floor
Approx 34 sq m / 364 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.