



108 Fellows Lane, Birmingham

£425,000 Freehold

Hadleigh Estate Agents are delighted to offer this three bedroom end terraced property for sale. Located on Fellows Lane the property has undergone significant improvement by the current owners, including a new roof.

The property boasts move in ready accommodation, comprising fore garden, entrance hallway and reception room. To the rear is an extensive open plan kitchen and diner, with the ground floor offering a convenient shower room. Upstairs benefits from three good sized bedrooms and modern family bathroom, to the rear of the property is a low maintenance private garden.

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Entrance Hallway

Welcoming entrance hallway with partially glazed front door and window to side elevation. Stairs to first floor, laminate flooring, ceiling light point and central heating radiator.

Lounge

The lounge benefits from bay window to the front elevation, including fitted blinds. Carpeted flooring, ceiling light point and central heating radiator.

Shower Room

Convenient ground floor shower room, fully tiled and comprising fitted shower, low level flush WC and hand wash basin.



Kitchen Diner

Making for an excellent social and family space, the open plan kitchen diner offers a range of base and wall units, including breakfast bar. With integrated oven and housing for washing machine, sliding patio doors lead to the garden along with dual aspect windows. Laminate flooring running from the hallway, ceiling spotlights, light point and central heating radiator.





Landing

With circular window to the side elevation, carpeted flooring, loft hatch and ceiling light point.

Master Bedroom

Spacious master bedroom complete with carpeted flooring, central heating radiator, ceiling light point and window to the rear elevation.

Bedroom Two

Double bedroom offering window to the front elevation and fitted sliding wardrobe. Carpeted flooring, ceiling light point and central heating radiator.

Bedroom Three

The property benefits from having an additional small double bedroom, with carpeted flooring, window to the rear elevation, ceiling light point and central heating radiator.





Bathroom

Modern family bathroom, with partially tiled walls. P shaped fitted bath and shower over, low level flush WC and vanity unit. LED mirror, opaque glazed window to the front elevation, central heating radiator, ceiling spotlights and airing cupboard.



Garden

Low maintenance rear garden, predominantly laid to lawn and borders. Further benefitting from gated side access and fenced boundaries.



Council Tax band: C

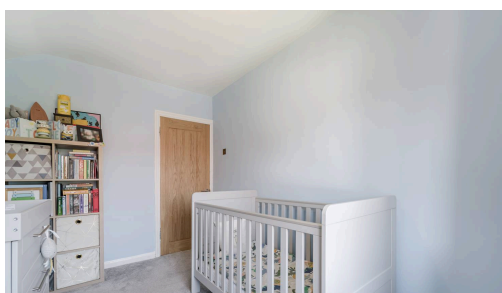
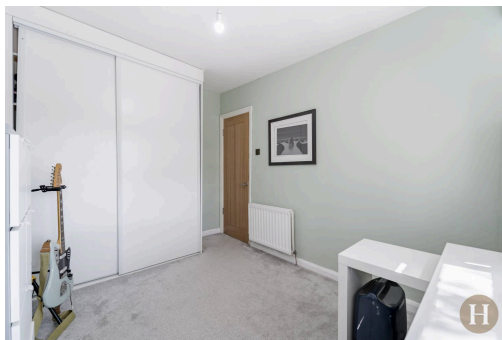
Tenure: Freehold

EPC Energy Efficiency Rating: D

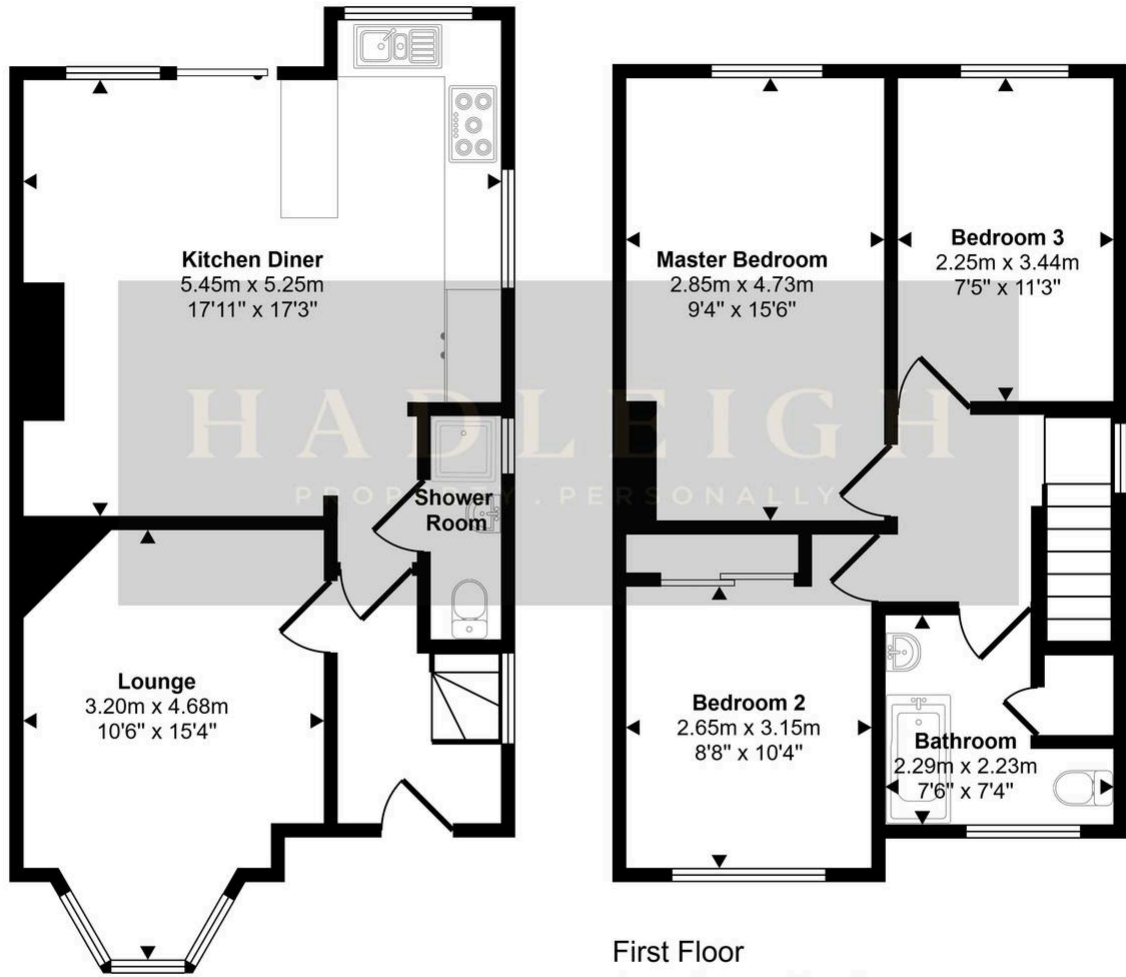
EPC Environmental Impact Rating: D



- Three bedroom end-terraced home
- Great Harborne location
- Open plan kitchen/diner
- Extensively improved with a new roof
- Ground floor shower room & family bathroom
- Move-in ready accommodation



Approx Gross Internal Area
86 sq m / 922 sq ft



First Floor
Approx 42 sq m / 450 sq ft

Ground Floor
Approx 44 sq m / 472 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.