



Court Lane, Birmingham

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Property Description

Originally constructed in 1901, this distinctive detached residence combines period character with extensive and versatile family accommodation. The ground floor provides a welcoming entrance hall, two substantial reception rooms, a modern kitchen and dining area, conservatory, utility room and ground-floor shower room.

Upstairs are four well-proportioned bedrooms and a family bathroom, together with access to a useful loft room offering further potential, subject to the necessary planning permission and building regulations. Outside, the property benefits from a broad driveway and an established rear garden with patio areas for outdoor dining and entertaining.

Court Lane is conveniently positioned for local schools, shops, parks and public transport connections. Boldmere's independent shops, cafés and restaurants are within easy reach, while nearby road links provide access towards Birmingham city centre and the wider motorway network.

Entrance Hall

A spacious and welcoming entrance with stairs rising to the first floor and doors leading into the principal ground-floor rooms.

Front Reception Room

A generous reception room positioned at the front of the home, featuring a walk-in bay window providing excellent natural light. The room offers ample space for a range of seating and additional furniture, with a feature fireplace providing a natural focal point.

Rear Reception Room

A further substantial living space with a feature fireplace, neutral décor and plenty of room for family seating. Doors open into the conservatory, allowing the two rooms to work particularly well for entertaining.

Conservatory

A bright and versatile addition overlooking the rear garden, with windows to multiple aspects and doors providing direct access outside. Suitable for use as a dining area, sitting room or playroom.

Kitchen And Dining Area

A spacious fitted kitchen offering a comprehensive range of white wall and base units complemented by contrasting work surfaces and tiled flooring. There is space for a range of appliances, extensive preparation areas and room for informal dining or breakfast seating.

Utility Room

Fitted with additional storage units, work surfaces and a sink, together with space and plumbing for laundry appliances

Ground-Floor Shower Room

Fitted with a modern white suite comprising a shower enclosure, wash basin and low-level WC, complemented by tiled finishes and a heated towel rail.

Bedroom One

A generous principal double bedroom with a front-facing bay window, space for freestanding wardrobes and additional bedroom furniture.

Bedroom Two

A well-proportioned double bedroom positioned at the rear of the property, offering space for a full range of bedroom furniture.

Bedroom Three

A comfortable bedroom suitable for use as a double room, child's bedroom or guest room.

Bedroom Four

A versatile fourth bedroom suitable for use as a child's room, nursery, dressing room or dedicated home office.

Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower attachment, wash basin and low-level WC. The room is completed by tiled finishes and a window providing natural light and ventilation.

Loft Room

A valuable additional room providing flexible ancillary space and useful storage. The room offers potential for further development or possible use as an additional bedroom, subject to the necessary planning permission, building regulations and consents.

Front

The property occupies a prominent position behind a broad driveway providing generous off-road parking. The distinctive character frontage, bay windows and traditional gabled detailing create considerable kerb appeal.

Rear Garden

An established and private rear garden with paved patio areas, space for outdoor seating and dining, mature trees and planted boundaries. The conservatory and rear reception room provide a pleasant outlook and direct access onto the garden.









Total floor area 151.2 m² (1,627 sq.ft.) approx

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To view this property please contact Burchell Edwards on

T 0121 373 6320
E erdington@burchelledwards.co.uk

Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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