

DRAKES

ESTATE AGENTS



Middle Lane, Kings Norton, B38 0DY

£365,000

- A Well Presented Family Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Dining Kitchen
- Four Piece Family Bathroom
- Guest WC & Utility Space
- Good Size Rear Garden
- Off Road Parking & Garage
- Semi Rural Location With Open Views To Front & Rear



SCAN TO VIEW
VIRTUAL TOUR

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- Sitting Room to front - 4.72m into bay x 3.53m max (15'6" x 11'7")
- Lounge to rear - 5.82m x 3.51m (19'1" x 11'6")
- Dining Kitchen to rear - 4.75m max x 4.06m max (15'7" x 13'4")
- Guest WC
- Utility - 0.76m x 1.27m (2'6" x 4'2")
- Conservatory - 2.62m x 2.13m (8'7" x 7'0")
- Bedroom One to front - 4.62m into bay x 2.84m up to wardrobes (15'2" x 9'4")
- Bedroom Two to rear - 4.95m into bay x 3.51m under stairs (16'3" x 11'6")
- Bedroom Three to front - 2.95m x 1.83m (9'8" x 6'0")
- Four Piece Family Bathroom to rear - 2.84m x 1.7m (9'4" x 5'7")
- Useable Loft Room - 3.84m x 3.51m (12'7" x 11'6") with restricted head height
- Garage - 5.36m x 2.46m (17'7" x 8'1")

A well presented semi detached family home in a semi rural location with open views to front & rear, benefitting from three bedrooms, two reception rooms, dining kitchen, four piece family bathroom, conservatory, guest WC, utility, garage, off road parking, good size rear garden and useable loft room.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	82
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
 EPC Rating: D
 Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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