



Hanging Lane
Birmingham

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Property Description

Burchell Edwards are pleased to offer this three-bedroom semi-detached property with no chain located in Northfield.

The location of this property is perfect for all the family, being a short distance to plenty of amenities such as the new and every improving Longbridge retail park which offers plenty of shopping and eatery facilities.

Well aided with great transport links, with this road located just off the Bristol Road- giving great access to Birmingham city centre and both Northfield and Longbridge train stations.

The local road network provides quick access to both the M42 & M5 making travelling around the country a breeze.

Being a family home, the schooling network is something that is going to be important and with this property you are covered with good quality education from Primary school all the way through to college.

Entrance Porch

Double glazed windows to front and side elevations, double glazed door to front elevation and laminate flooring.

Entrance Hallway

Door to front elevation, central heating radiator and laminate flooring.

Lounge

15' 5" into bay x 13' into chimney recess (4.70m into bay x 3.96m into chimney recess)

Double glazed patio doors and window to rear elevation, laminate flooring and electric fire place.

Dining Room

14' 4" into bay x 10' 4" into chimney recess (4.37m into bay x 3.15m into chimney recess)

Double glazed bay window to front elevation, central heating radiator and electric fire place.

Kitchen

8' 9" x 6' 8" (2.67m x 2.03m)

Single glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, tiling to splash prone areas, cooker hood and laminate flooring.

Conservatory

.9' 2" max x 18' 10" max (2.79m max x 5.74m max)

Double glazed windows and door to rear elevation, central heating radiator and tiled flooring.

Landing

Double glazed window and carpet.

Bedroom One

11' 9" into bay x 10' 5" into chimney recess (3.58m into bay x 3.17m into chimney recess)

Double glazed bay window to front elevation, laminate flooring and central heating radiator.

Bedroom Two

11' 11" x 9' 9" max to wardrobe (3.63m x 2.97m max to wardrobe)

Double glazed window, laminate flooring, central heating radiator and fitted wardrobe.

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)

Double glazed window to front elevation, laminate flooring and central heating radiator.

Bathroom

Double glazed window, bath, shower, wash hand basin, central heating radiator, tiled flooring and tiling to splash prone areas.

W.C

Double glazed window to front elevation, W.C

and laminate flooring.

Loft Room

13' 2" floor height x 13' 2" floor height (4.01m floor height x 4.01m floor height)
Two velux windows, eaves storage, central heating radiator and carpet.

Front Garden

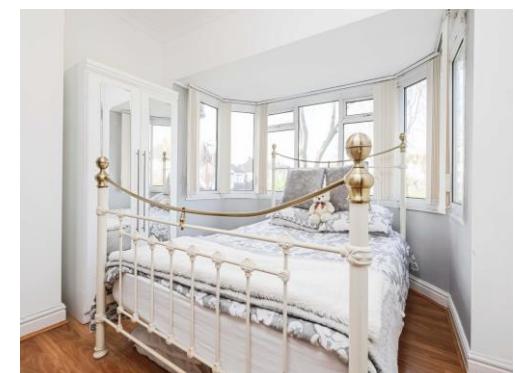
Concrete driveway providing off road parking and decorative pebbled area.

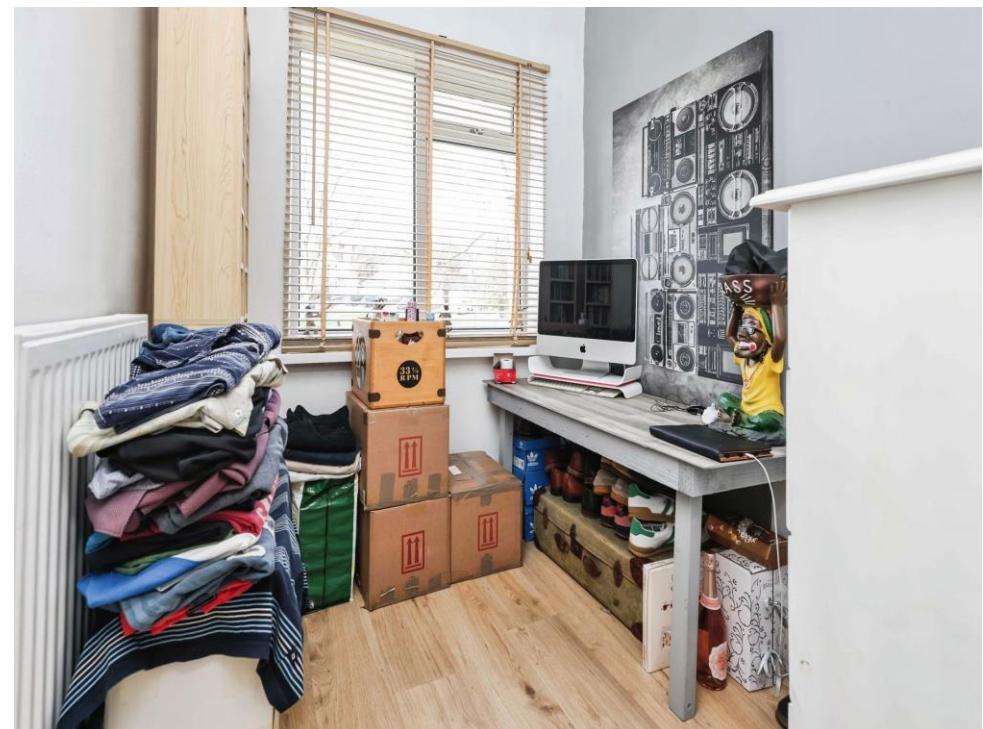
Rear Garden

Decked area, lawn, shrubs, plants and access to summerhouse.

Garage

15' 7" max x 9' 3" max (4.75m max x 2.82m max)
Storage area.





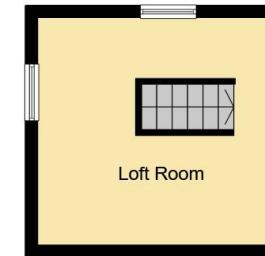




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210964



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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