



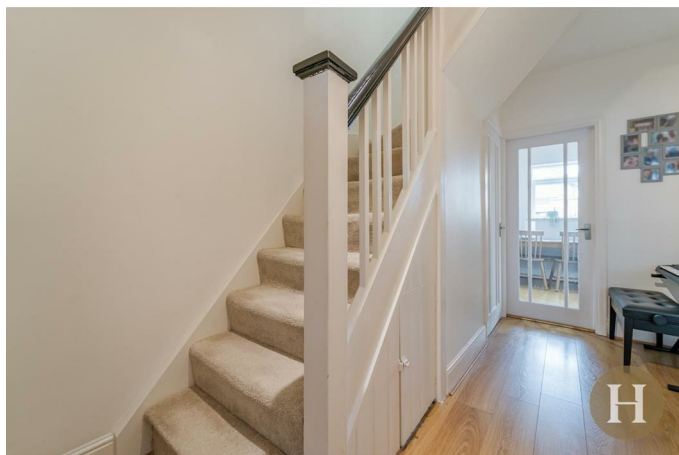
38 Fellows Lane, Birmingham, B17 9TP

Asking Price £560,000

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom semi-detached property for sale, offered with no upward chain. Located on the ever popular Fellows Lane, being within close proximity to Harborne High Street, offering an array of shops, restaurants and bars. The property is within easy reach of the Queen Elizabeth Hospital, Birmingham University and Station. Great public transport links into the City Centre and surrounding areas. There are excellent schools for children of all ages such as Harborne Primary, St. Mary's Catholic Primary School, with desirable institutions such as The Blue Coat School, Edgbaston High School for Girls and King Edward VII Five Ways.

The property itself comprises of a large driveway, with the addition of a fitted EV charging point and also giving side access. The entrance hallway gives access to a spacious front lounge and understairs storage. To the rear of the property is a fantastic open plan kitchen and dining area, along with being extended to the side allowing for internal access to the garage, utility room and guest WC. The first floor accommodation offers two double bedrooms, a further spacious single bedroom and complete with modern family bathroom. To the rear of the property is a large and private garden.

Entrance Hallway



Spacious hallway offering ample storage cupboards, ceiling light point and gas central heating radiator. Giving access to lounge and kitchen diner.

Lounge



Benefitting from bay window to front elevation with bespoke fitted shutters. Gas central heating radiator, ceiling light point and feature fireplace.

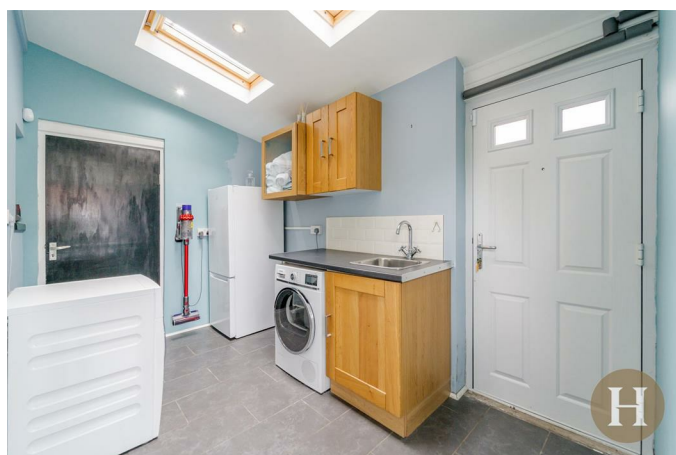
Kitchen/ Dining Room



Modern fitted kitchen with a range of base and wall units, including integrated dishwasher and oven. Gas hob, extractor hood and partially tiled walls. Two gas central heating radiators, ceiling spotlights

and window to rear elevation. The kitchen also benefits from patio doors leading to the garden and access to utility.

Utility



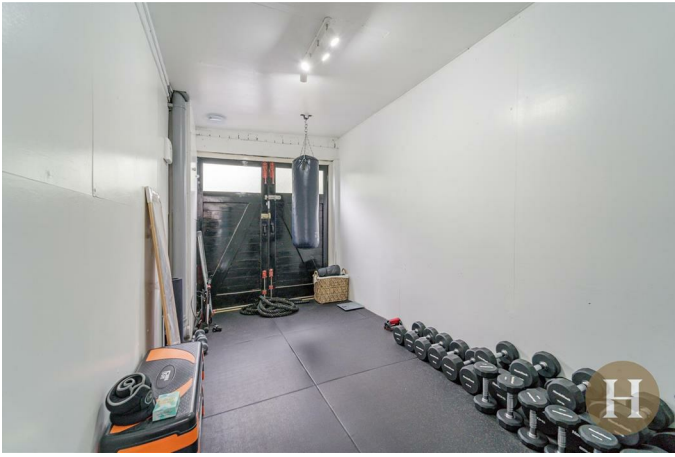
Side extension allowing for spacious utility room with plumbing for washing machine, fitted base and wall units and sink. Two skylights, side access patio door and ceiling spotlights.

Hallway



Windows to rear and side elevation, along with patio door leading to garden. Internal storage cupboard and guest WC.

Storage Room/ Garage



Multi-functional garage space allowing for storage or gym, barn style doors and ceiling light point.

Guest WC



Low level flush WC, window to rear elevation and ceiling light point.

Landing

Gas central heating radiator, ceiling light point airing cupboard and pull down loft hatch.

Master Bedroom



Spacious master bedroom, benefitting from front bay window, with bespoke fitted shutters. Gas central heating radiator and ceiling light point

Bedroom 2



Large double bedroom, gas central heating radiator, window to rear elevation and ceiling light point.

Bedroom 3



Spacious single bedroom, window to rear and side elevation, gas central heating radiator and ceiling light point.

Bathroom



Modern family bathroom, mains shower over bath and additional handheld showerhead. Low level flush WC, vanity unit and towel radiator. Tiled flooring and partially tiled walls, window to front elevation and ceiling spotlights.

Garden



Large private rear garden, slabbed patio area and predominantly laid to lawn.

General Information

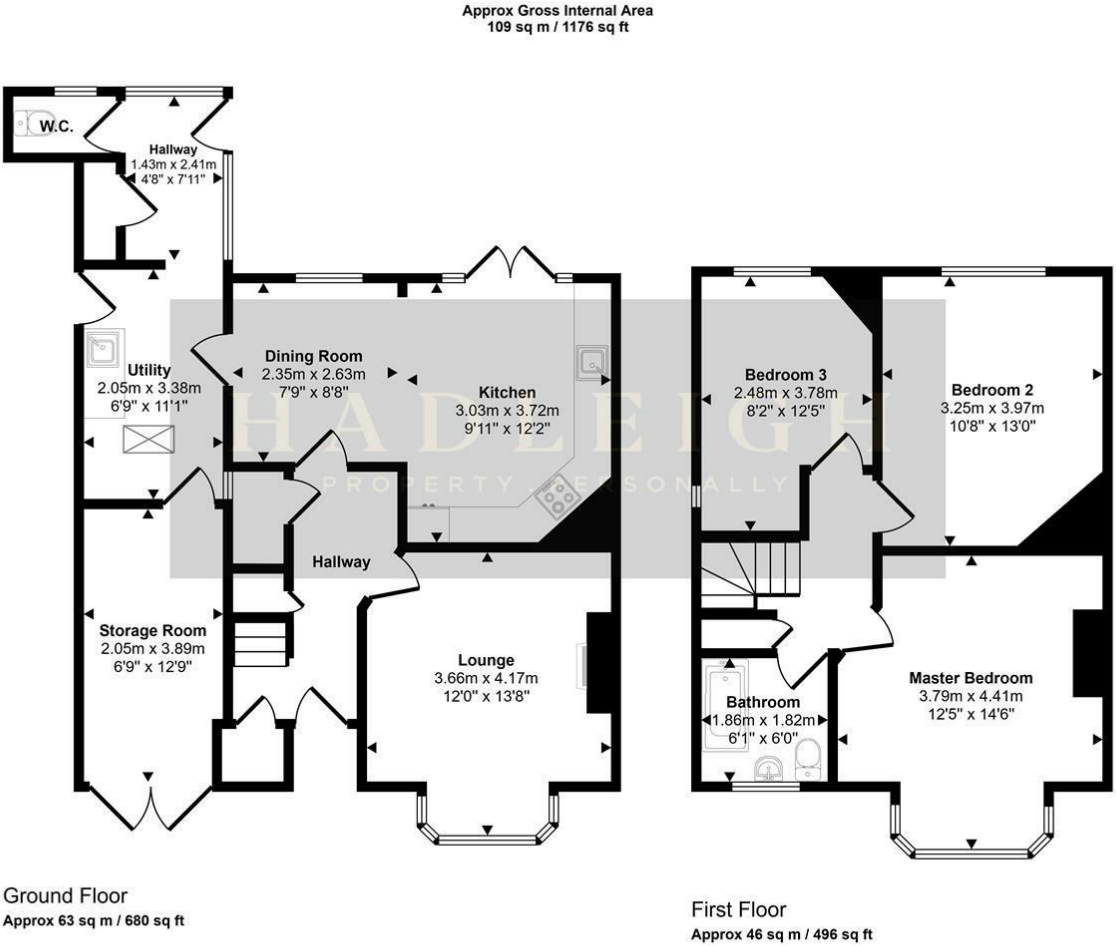
We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Freehold

EPC - E

Council Tax Band - D

Floor Plan

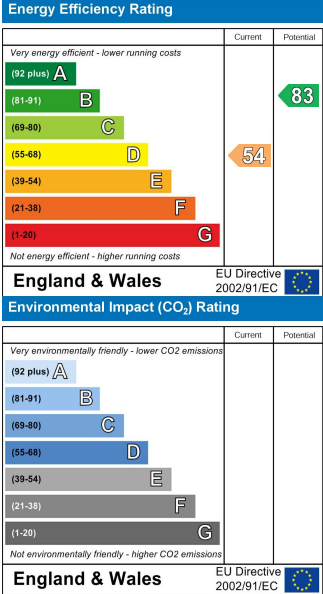


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.