





# 55 War Lane, Birmingham

## £425,000 Freehold

Hadleigh Estate Agents are delighted to present this substantial bungalow, offered with no upward chain and occupying an impressive plot in a sought-after location. Set well back from the road, the property offers privacy and excellent potential for modernisation. The accommodation comprises a spacious entrance hallway, extended kitchen diner, additional reception room, three double bedrooms and a further front reception room, alongside a walk-in wet room. Externally, the property benefits from a driveway, garage and generous plot, offering scope for further improvement.



**Entrance Hallway**
Upon entering the entrance hallway, providing access to all the well proportioned rooms. With partially glazed front door, central heating radiator, two ceiling light points and further giving access to the spacious loft.

**Lounge**
Spacious lounge, boasting period cornice and feature fireplace at the heart of the room. With windows to the front elevation, ceiling rose, central heating radiator and ceiling light point.



**Kitchen**
A significantly sized kitchen, giving further opportunity to allow for a kitchen diner. Boasting a range of base and wall units, space for gas cooker, plumbing for washing machine and dual aspect windows allowing light to flood the room. Housing the boiler, central heating radiator, ceiling light point and tiled flooring.

**Dining Room**
The dining room makes for a fantastic multi purpose room, whether being a home office, play room or cosy snug. Sliding patio doors lead onto the garden, tiled flooring continues from the kitchen. Central heating radiator and ceiling light point.





**Master Bedroom**
Double bedroom with window to the side elevation and obscure glazed window connecting to the dining room. Period cornice, central heating radiator and ceiling light point.



**Bedroom Two**
Offering a further double bedroom, currently with fitted wardrobes and cupboards in place. Dual aspect windows give plenty of natural light, from the front and side elevation. Central heating radiator, ceiling light point and laminate flooring.

**Bedroom Three**
The third bedroom is of good proportion, with window to the side elevation, central heating radiator, ceiling light point and laminate flooring.







**Shower Room**

The bungalow offers a modern walk in wet room, with partially tiled walls and shower attachment. Comprising low level flush WC, hand wash basin, medicine cabinet and central heating radiator. Obscure glazed window to the side elevation and ceiling light point.

**Garden**

Boasting an impressive and private rear garden, offering low maintenance and potential for additional parking. The garden enjoys being laid to lawn, with a number of mature shrubs and trees and further benefitting from rear garage access.

**Location**

War Lane is sat within the heart of Harborne, being a short walk away to Harborne High Street, offering an array of bars, restaurants and supermarkets including Waitrose and Marks and Spencers. Excellent transport links are on offer into Birmingham City Centre, nearby Queen Elizabeth Hospital and University of Birmingham. With a number of local schools close at hand, further enjoying leisure facilities including Harborne Pool and Fitness Centre.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

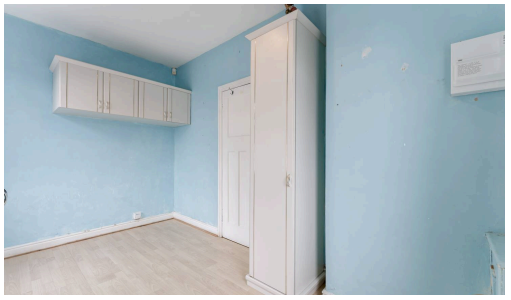






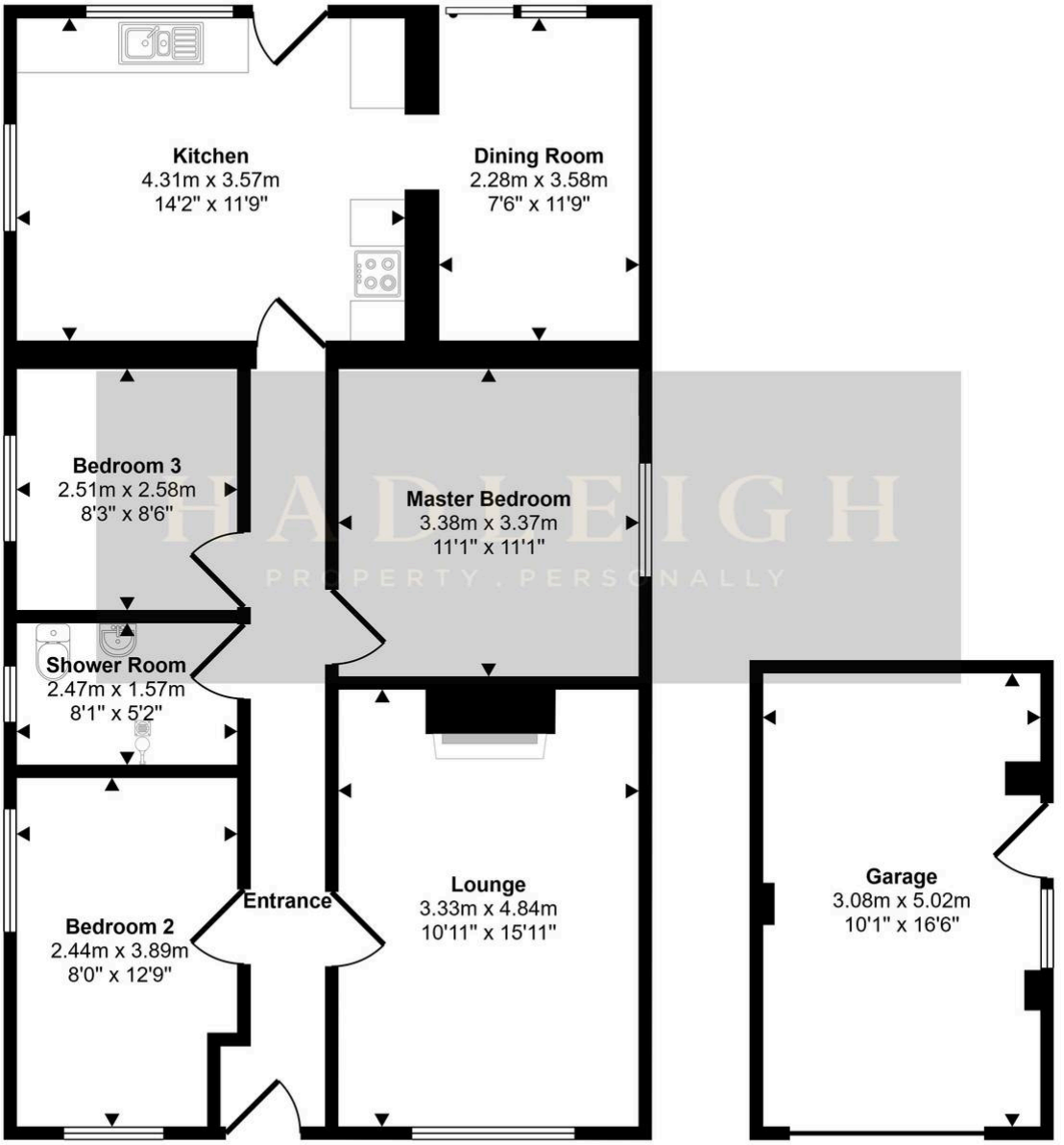
- Substantial three bedroom bungalow
- No upward chain
- Extended kitchen diner
- Driveway & garage
- Sought-after location & impressive plot
- Spacious walk-in wet room
- Scope for modernisation







**Approx Gross Internal Area**
**102 sq m / 1098 sq ft**




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## Floorplan

**Approx 86 sq m / 930 sq ft**

## Garage

**Approx 16 sq m / 168 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.