



122 Doe Bank Lane, Great Barr
Birmingham, B43 7UG

£275,000

Great Barr

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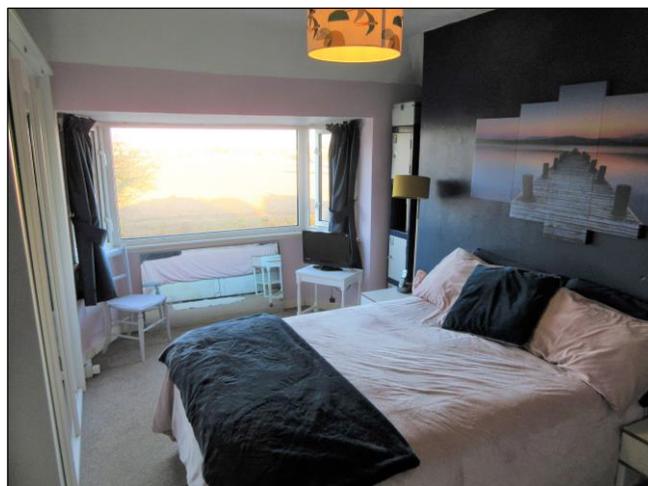
Doe Bank Lane is an immaculately presented three bedroom family semi-detached home situated in a much sought after location on the popular Pheasey Estate enjoying panoramic views over neighbouring fields.

This delightful property is approached via a shared driveway leading to the recessed garage, with off road parking set next to the front garden which is set behind a brick retaining wall.

The front porch leads directly into the welcoming hallway which has stairs off to the first floor accommodation with useful under stairs guest wc and doors off. The through lounge/dining room has a bay window overlooking the front aspect, modern laminate flooring and decorative chimney breast with surround. From here, there is access through an open plan design into the extended spacious kitchen and dining area. Benefitting from a lovely modern and fitted kitchen consists of a range of wall and base units with modern style working surfaces with stylish splashbacks incorporating an electric hob with extractor over, electric oven, one and a half sink unit, useful pantry storage and French style double doors leading into the rear garden.

On the first floor, there are three bedrooms, two being double and one single bedroom with stair box. The family bathroom comprising of a modern white suite which consists of a bath, hand wash basin with storage, corner shower cubicle and low level wc.

Externally, the rear garden is mainly laid to lawn with a paved patio area, mature shrubs and flower beds with fields to the rear. An internal viewing is highly recommended at the earliest opportunity.





Property Specification

Immaculate Three Bedroom Family Semi-Detached
 Enjoying Open Views to the Front
 Impressive Extended Kitchen and Diner
 Spacious Through Lounge
 Key Ready Condition
 Recessed Garage

Porch

Hallway 18' 4" x 5' 11" (5.6m x 1.8m)

Guest Toilet

Through Lounge 23' 4" plus bay window x 11' 6"
 (7.1m x 3.5m)

Extended Kitchen and Diner

17' 5" x 15' 1" (max) (11'6" min)
 (5.3m x 4.6m max (2.7m min)

Landing Area 7' 10" x 6' 7" (2.4m x 2.0m)

Bedroom One 13' 5" plus bay window x 11' 6" max
 (8'10" min) (4.1m x 3.5m max (2.7m min)

Bedroom Two 10' 10" x 9' 10" (3.3m x 3.0m)

Bedroom Three 9' 2" x 7' 10" (2.8m x 2.4m)

Bathroom 7' 7" x 7' 3" (2.3m x 2.2m)

Recessed Garage

Rear Garden

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 6th November 2020

Viewer's Note:

Services connected: Gas, Electric, Water and Drainage

Council tax band: C

Tenure: Freehold

