



Doe Bank Lane, Great Barr  
Birmingham, B43 7UE

**£340,000**



# Great Barr

£340,000



Doe Bank Lane is an extended four bedroom property that has a tremendously spacious layout and interior that has the wow factor. Situated on this much sought after road on the Pheasey Estate in Great Barr and benefitting from lovely views over the adjacent fields.

The property is approached via a large block paved driveway giving ample parking for multiple vehicles and leads up to the garage entry and front double glazed porch.

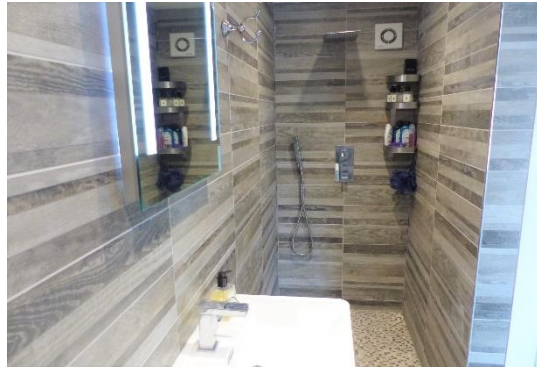
Internally the hallway has stairs to the first floor accommodation, cloaks cupboard and doors off. The front lounge has a bay window overlooking the front aspect, light carpets and modern decor. Back out into the hallway there is a door into the kitchen and dining room which consists of a beautiful traditional shaker style kitchen with a range of wall and base units with a curved oak worktop incorporating a Belfast sink, gas hob and oven with overhead extractor and space for integrated white goods. From the kitchen a door to the side leads into the conservatory which gives access to the rear garden and relaxing area offering good extra floorspace downstairs. Integral doors from the conservatory lead into both the garage and a downstairs utility which features base cabinets with inset sink and drainer, space for white goods, wall mounted boiler and also benefits from a downstairs W.C.

On the first floor there are four good size bedrooms, the principle bedroom off particular impressive dimensions and also offering an en-suite shower room. The family bathroom comprises off a bath with shower over, low level W.C and wash hand basin.

Externally the rear garden is mainly laid to lawn going in at a rear angle with a slabbed patio, undercover sitting area and fencing to the perimeters.

An internal viewing is essential to appreciate this fantastic extended property.





## Property Specification

EXTENDED FOUR BEDROOM PROPERTY  
SUPERB MODERN INTERIOR  
FAMILY BATHROOM & ENSUITE  
GARAGE & UTILITY  
DOWNSTAIRS W.C

### Porch

Hallway 10' 6" x 5' 11" (3.2m x 1.8m)

Lounge 15' 5" x 11' 2" (4.7m x 3.4m)

Kitchen & Diner 11' 6" x 17' 5" (3.5m x 5.3m)

Conservatory 7' 1" x 15' 0" (2.17m x 4.58m)

Utility 15' 3" x 8' 4" (4.66m x 2.55m)

Garage 17' 5" x 10' 10" (5.3m x 3.3m)

Landing 5' 11" x 11' 10" (1.8m x 3.6m)

Bedroom One 14' 8" x 17' 5" (4.46m x 5.3m)

En-suite 10' 10" x 3' 3" (3.3m x 1m)

Bedroom Two 11' 6" x 9' 10" (3.5m x 3m)

Bedroom Three 9' 5" x 9' 10" (2.86m x 2.99m)

Bedroom Four 8' 6" x 7' 7" (2.6m x 2.3m)

Family Bathroom 5' 11" x 7' 5" (1.8m x 2.25m)

Downstairs W.C 5' 9" x 3' 3" (1.74m x 1m)

### 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:

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		63	79
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

