



- * EXTENDED SEMI DETACHED FAMILY HOME
- * RECENTLY REFURBISHED
- * FIVE BEDROOMS/POTENTIAL SIXTH
- * TWO SHOWER ROOMS AND ONE BATHROOM
- * SPACIOUS LIVING ROOM
- * OPEN PLAN KITCHEN/DINER/SITTING ROOM
- * LARGE BLOCK PAVED DRIVEWAY
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * NO UPWARD CHAIN



46 Pages Lane, Great Barr, B43 6LP - Offers in the region of £475,000

It is a privilege to offer for sale this incredible newly refurbished semi detached family home sat in a prime corner position on Pages Lane that has wonderful high spec modern interiors throughout! Benefiting from double glazing and gas central heating (both where specified). The property offers, well-presented entrance hall, classically styled front reception room with bay window to front, spacious additional reception room with shower wet room off (Potential downstairs sixth bedroom), beautiful extended open plan fitted kitchen with dining and sitting area and downstairs guest W.C.. To the first floor is a light and airy landing leading into three bedrooms along with modern main family bathroom. To the second floor offers two further bedrooms with additional shower room. Outside is a fore garden offering multiple parking space and to the rear is a low maintenance garden with patio to fore leading to artificial lawn. Hurry before you're too late! NO UPWARD CHAIN!

Accessed from the fore via large brick blocked driveway offering ample off road parking, leading to;

HALLWAY: 5'10 max, 3'5 min x 22'1 : A stunning light and airy hallway, stairs to first floor, cupboard space, radiator and doors into;

FRONT RECEPTION ROOM: 11'4 x 16'0 (bay) 12'2 min : A great size living area with radiator and double glazed bay window to front.

OPEN PLAN KITCHEN/DINER/SITTING ROOM: 17'14 max, 10'8 min X 22'5 max, 16'3 min : A beautiful sized and finished re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, five ring gas hob, tiling to splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator and double doors to rear garden along with both dining and further living space.

ADDITIONAL SITTING ROOM/POTENTIAL BEDROOM: 7'3 max, 5'6 min x 11'10: A further spacious reception room with potential to become a downstairs seventh bedroom, double glazed window to front and radiator along with door into;

WETROOM: 5'10 max, 4'0 min x 5'1 : Having shower, close coupled WC , wash hand basin and tiling to floor and walls.

DOWNSTAIRS GUEST W.C: 3'6max, 2'7 minx 6'1 : Close coupled WC and wash hand basin.

BOILER ROOM: 3'7 max, 1'9 min x 6'9 : Housing gas central heating boiler and hot water tank.

LANDING: 4'1 max, 2'7 min x 8'10 : Double glazed opaque window to side, staircase to second floor and doors into;

BEDROOM ONE: 11'4 x 16'1 (bay) 12'1 min : A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 10'10 x 12'8 : A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'9 x 8'5 : Double glazed window to rear and radiator.

BATHROOM: 6'3 x 6'4 : Modern re-fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to front.

SECOND FLOOR LANDING: 6'8 max, 2'11 min x 9'11 : Ceiling light and doors into;

BEDROOM FIVE: 10'8 max, 9'8 min x 9'6 : A final double bedroom, double glazed window to rear and radiator.

BEDROOM SIX: 11'0 x 6'9 : A final bedroom with double glazed velux windows and radiator.

SHOWER ROOM: 6'5 x 6'5 : A modern re-fitted suite to include walk in shower cubicle, Close coupled WC, wash hand basin, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size low maintenance garden with paved patio area and artificial lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

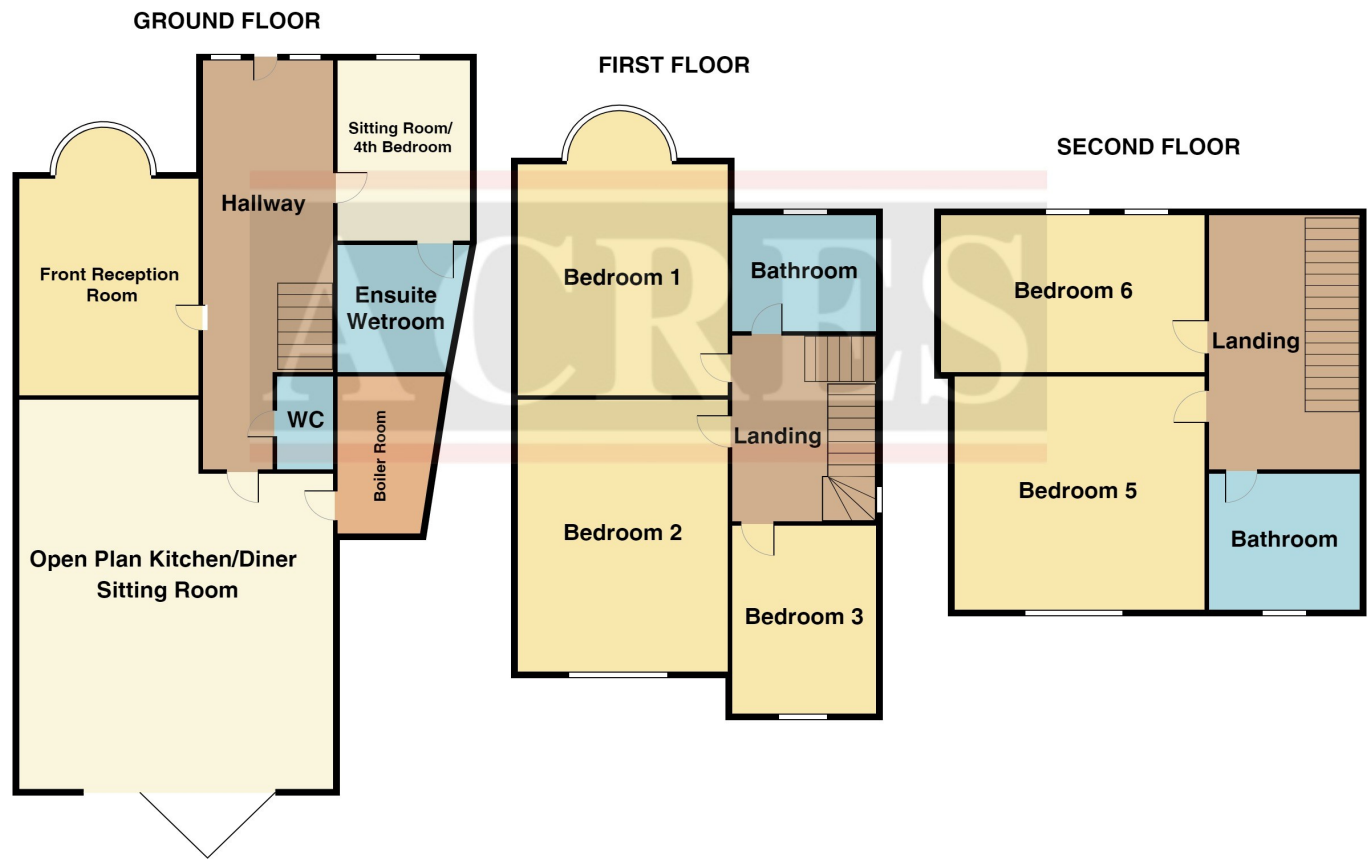


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

PAGES LANE



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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