



£425,000 Offers In Excess Of

Paradise Lane, Birmingham

Bungalow | 3 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Detached Dormer Bungalow
- Three Bedrooms
- Spacious Garden
- Master bedroom with en-suite and dressing room
- Kitchen/Dining Room
- Garage

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to present for sale this extremely well-presented three bedroom detached dormer bungalow in the sought after location of Paradise Lane, Hall Green, B28. Viewing highly recommended!

Main Particulars

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PARADISE LANE is ideally situated on a beautiful quiet residential road just off Highfield Road. It is conveniently located within walking distance of Yardley Wood Train Station. There are also regular bus routes nearby, giving access to Shirley High Street, Solihull, Kings Heath and Birmingham City Centre. A parade of shops are located on Highfield Road, and Kingfisher Country Park is close by along with Chinn Brook Recreation Ground.

FLOOR PLAN AND MEASUREMENTS - All room measurements are found on the floor plan. Please note these are approximate and quoted for general guidance only.

APPROACH - The property boasts a block paved driveway for multiple vehicles, access into the garage and a low level wall. A gate down the side allows for direct access to the rear garden.

INSIDE-

With front door leading into the entrance hallway you will find doors radiating off to: garage to the left hand side, and walking through you will find bedroom two and three, lounge with doors into the rear garden, family bathroom and spacious kitchen/dining room to the front aspect.

With stairs leading into the first floor accommodation you will find a spacious landing leading into the large master bedroom, with walk-in-wardrobe and en-suite bathroom.

OUTSIDE:

With access into the rear garden from the lounge and bedroom two, the garden is extremely spacious being mainly laid to lawn with fencing to boundaries.

TENURE:

We are advised that the property is Freehold, but recommend that interested parties verify this information.

The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008:

Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the

seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licensed conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS:

It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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