

Connells

Fellows Lane
Harborne Birmingham

Fellows Lane
Harborne Birmingham B17 9TP

for sale
£460,000







Property Description

Connells are delighted to present this rare opportunity to acquire a substantial four-bedroom semi-detached property on the highly sought-after Fellows Lane, Harborne. Offering approximately 1,445 sq.ft. of accommodation, a large rear garden, integral garage and planning permission already granted for a loft conversion, this property presents an exceptional redevelopment and refurbishment opportunity.

Occupying a generous plot in one of Harborne's most desirable residential locations, the property requires comprehensive modernisation throughout and is ideally suited to developers, investors and purchasers looking to create a bespoke family home.

The existing accommodation briefly comprises a porch, entrance hall, bay-fronted lounge, separate dining room and kitchen to the ground floor. An integral garage measuring over 28ft in length provides excellent additional space and further potential, subject to the relevant permissions.

To the first floor are four well-proportioned bedrooms and a family bathroom, with approved planning permission in place for a loft conversion, offering purchasers the opportunity to significantly increase the accommodation and future value of the property.

Externally, the property benefits from driveway parking to the front and a substantial private rear garden, providing excellent outdoor space and scope for landscaping or extension, subject to the necessary consents.

Situated within easy reach of Harborne High Street, the Queen Elizabeth Hospit

Porch
6' 5" x 3' 1" (1.96m x 0.94m)
Hall
15' 1" x 7' 3" (4.60m x 2.21m)
Diner
12' 2" x 12' 2" (3.71m x 3.71m)
Lounge
12' 4" x 11' 6" (3.76m x 3.51m)
Kitchen
11' 2" x 7' 3" (3.40m x 2.21m)
Garage
28' 3" x 7' 3" (8.61m x 2.21m)
Bedroom One
12' 4" x 11' 6" (3.76m x 3.51m)
Bedroom Two
12' 2" x 10' 2" (3.71m x 3.10m)
Bedroom Three
18' 9" x 6' 11" (5.71m x 2.11m)
Bedroom Four
14' 9" x 8' 10" (4.50m x 2.69m)
Bathroom
8' 5" x 6' 5" (2.57m x 1.96m)
Agent Note

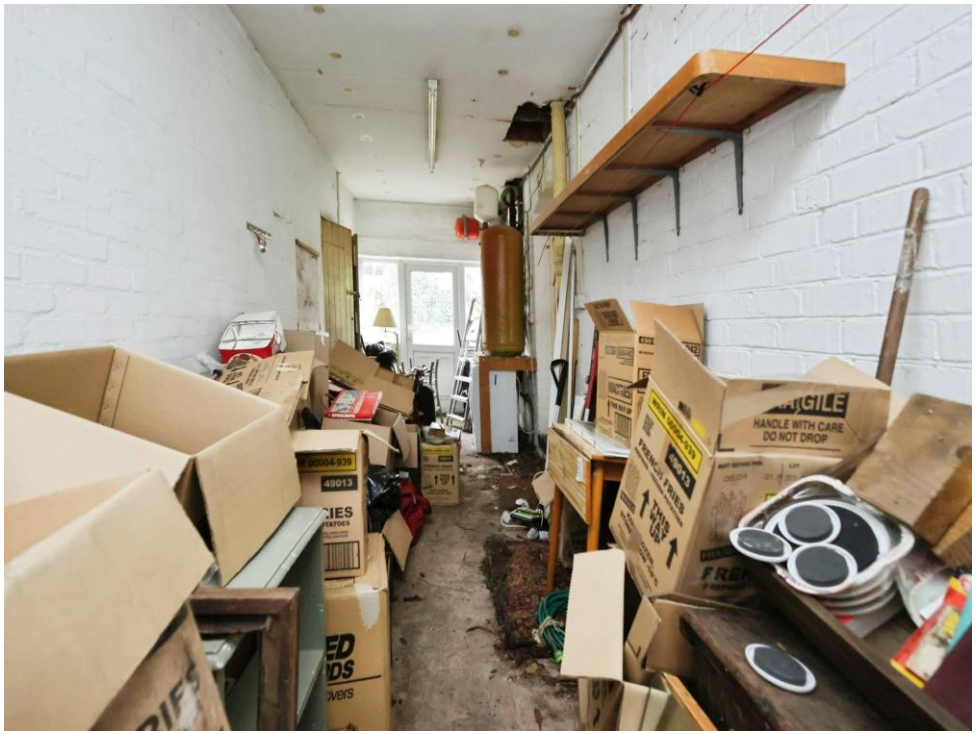
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks.







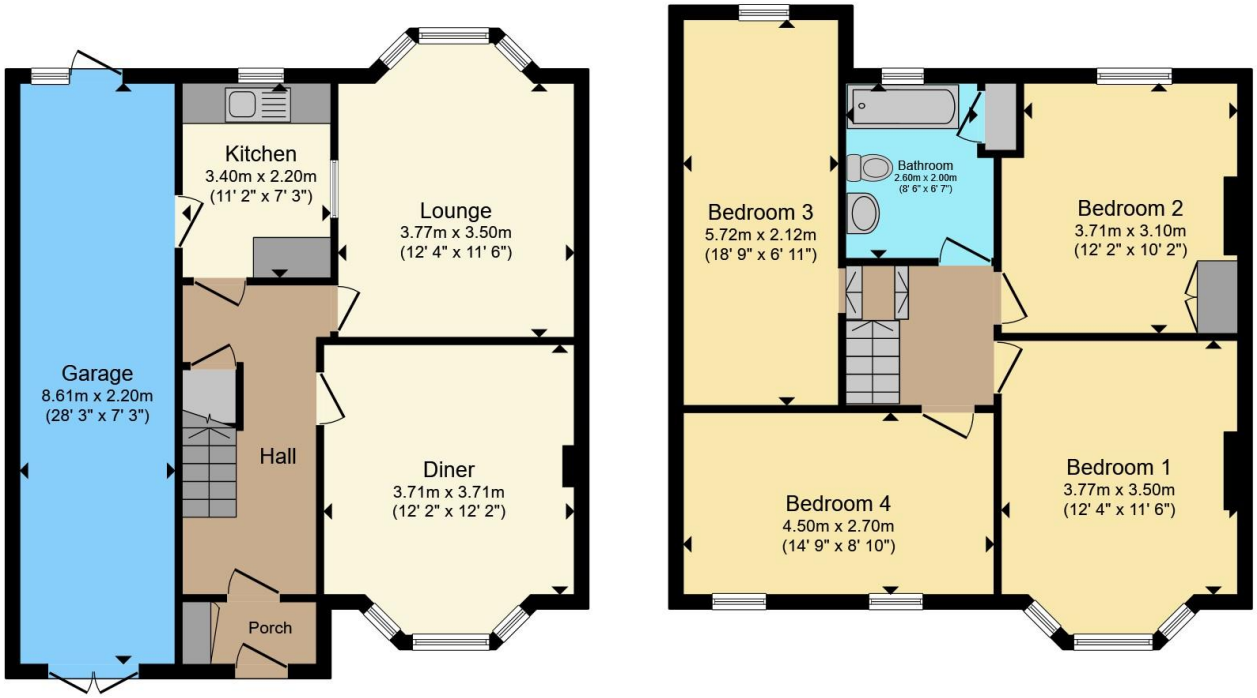

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Ground Floor

First Floor

Total floor area 134.2 m² (1,445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HBO311298

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.