



16 Bickenhill Lane, Catherine de Barnes,
B92 0DF

Price Guide **£295,000**

- Modern End Mews Property
- Modern Fitted Kitchen
- Three Bedrooms
- Conservatory
- Family Bathroom + En Suite
- Energy Efficiency rating - D

0121 709 3300

16 Bickenhill Lane, Catherine de Barnes, B92 0DF

Nestled in a small private courtyard development off Hampton Lane in the pretty village of Catherine de Barnes is a superbly presented Three Bedroom Two Bathroom Modern End Mews House with a stunning conservatory having bi folding doors opening onto a landscaped garden. The well appointed accommodation briefly comprises vestibule, lounge/ dining room, modern fitted kitchen, conservatory, three bedrooms, en suite & family bathroom, boarded loft space, landscaped garden & single garage.

APPROACH

Via a courtyard entrance with allocated parking leading to a covered storm porch lead to a vestibule.

VESTIBULE

Solid wood floor, single panel radiator, ceiling light point, stairs rising to first floor landing, door to:



LOUNGE/DINING ROOM

23' 7" (7.2M) X 12' 6" (3.8M) MAX NARROWING TO 7' 10" (2.4M)

Ornamental fireplace with pebble stone living flame fire place, TV aerial point, double panel radiator, ceiling light point, under stairs storage cupboard, archway through to dining area, solid wood flooring throughout, single panel radiator, UPVC double glazed French doors to conservatory, UPVC double glazed bay window to front aspect, entrance to:



FITTED KITCHEN

8' 10" (2.7M) X 7' 10" (2.4M)

A beautifully appointed kitchen comprises a range of high gloss wall and base units with wood effect roll top work surface over, ceramic tiling to splash prone areas, integrated Zanussi four ring gas hob, electric oven, canopy extractor fan over, Indesit dishwasher and washing machine, integrated fridge and freezer, ceiling light point, single panel radiator, ceramic floor tiling, UPVC double glazed window to rear aspect.

CONSERVATORY

9' 2" (2.8M) X 7' 7" (2.3M)

A recently installed conservatory with bi-folding doors, air conditioning, power points.



FIRST FLOOR LANDING

Boarded loft space with pull down ladder and lighting, doors to all bedrooms, door to bathroom, UPVC double glazed window to side aspect.

BEDROOM ONE

9' 6" (2.9M) X 8' 6" (2.6M)

UPVC double glazed window to front aspect, single panel radiator, ceiling light point, double fitted wardrobe, door to:



EN SUITE

A beautifully appointed en suite with low level flush wc, wash hand basin with vanity cabinet, shower enclosure with Triton thermostatic shower unit, chrome towel radiator, complementary ceramic tiling to splash prone areas, extractor fan, recessed spot lights.

BEDROOM TWO

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect.

BEDROOM THREE

8' 2" (2.5M) X 6' 3" (1.9M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.



BATHROOM

A modern three piece white suite comprising low level flush wc, pedestal wash hand base, panel bath with chrome shower attachment over, complementary ceramic tiling to walls and floor, chrome towel radiator, shaver point, shelving to recess area.

REAR GARDEN

A well maintained landscaped rear garden with paved patio area, well stock borders, Astro Turf garden lawn area, timber fencing to perimeter. The garden is a lovely feature of this property.

SINGLE GARAGE

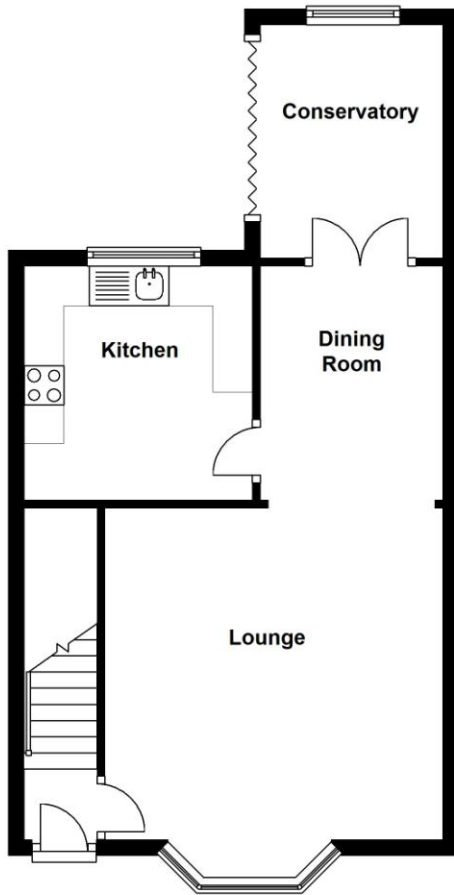
17' 9" (5.4M) X 8' 6" (2.6M)

Up and over door.



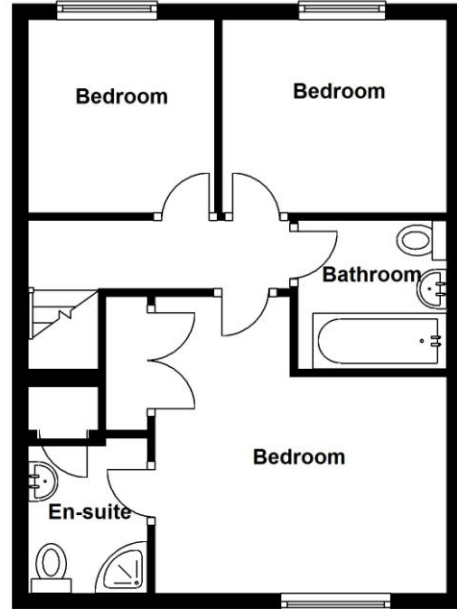
Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 sq. feet)



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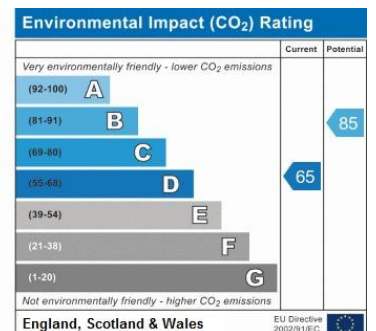
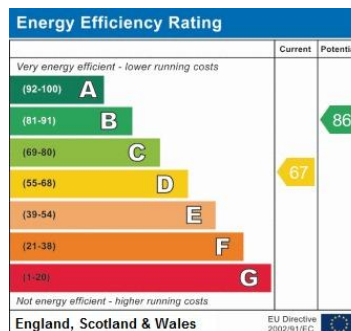
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