

Horton & Senate



29 Lulworth Road, Birmingham, B28 8NS

£369,950

- Three Bedroom Semi Detached
- Single Garage
- Driveway With Space For Off Road Parking
- Large Family Bathroom
- Extended Kitchen
- Generous Rear Garden
- Electric Car Charging Point
- Two Receptions
- Immaculately Presented Throughout
- Downstairs WC

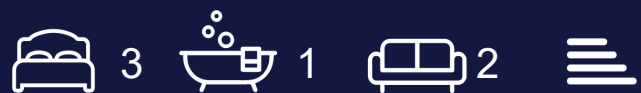
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Horton & Senate are pleased to present this beautifully presented three bedroom semi detached home, perfect for growing families.

Call us today to book a viewing!



Council Tax Band: C



Welcome to this charming semi-detached house located on the desirable Lulworth Road in Birmingham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The property features a well-appointed bathroom, ensuring convenience for all residents.

Situated in a sought-after area, this house offers a blend of comfort and convenience. The two reception rooms provide versatile living spaces, allowing you to customise the layout to suit your lifestyle. Whether you fancy hosting a dinner party or unwinding in a cosy living room, this property caters to your every need.

The three bedrooms are ideal for creating personal sanctuaries where you can retreat after a long day. Each room offers a peaceful ambiance, perfect for restful nights and productive mornings. The bathroom is well-maintained, offering a relaxing space to refresh and rejuvenate.

Don't miss the opportunity to make this house your home. Located in a vibrant neighbourhood with easy access to amenities, schools, and transport links, this property is a gem waiting to be discovered. Book a viewing today and envision the endless possibilities that this charming house on Lulworth Road has to offer.

Approach

Via driveway with space for off road parking to accommodate several vehicles.

Ground floor

Hall

Stairs leading up to the first floor, a central heating radiator, doors to ground floor rooms.

WC

WC and wash basin.

Kitchen

A range of floor and wall based units with surface over, inset sink with mixer tap, integrated dishwasher and oven. Integrated fridge/freezer. Kitchen island with electric hob cooker. Bifold doors leading out to rear garden.

Garage

Plumbing for washing machine, sink, storage with surface over.

Rear reception

Floor to ceiling bay window with French doors leading to the rear garden. Central heating radiator.

Front reception

Double glazed bay window to the front elevation, built in storage with sliding doors. Central heating radiator.

Rear garden

Slabbed patio area, path leading to additional patio area at the rear garden with lawn either side and mature bushes and shrubs to borders.

Landing

Double glazed window to the side elevation, doors to first floor rooms, access to loft.

Bedroom one

Double bedroom with built in storage, double glazed bay window to the front elevation and a central heating radiator.

Bedroom two

Double bedroom with built in storage, double glazed bay window to the rear elevation, central heating radiator.

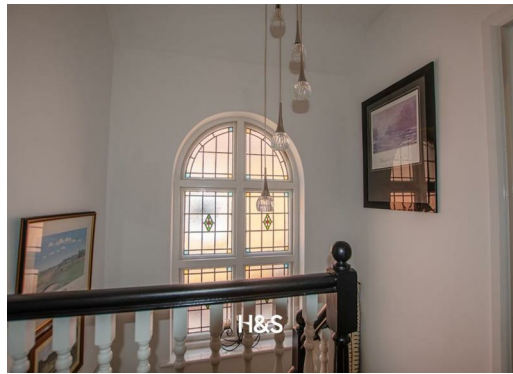
Bedroom three

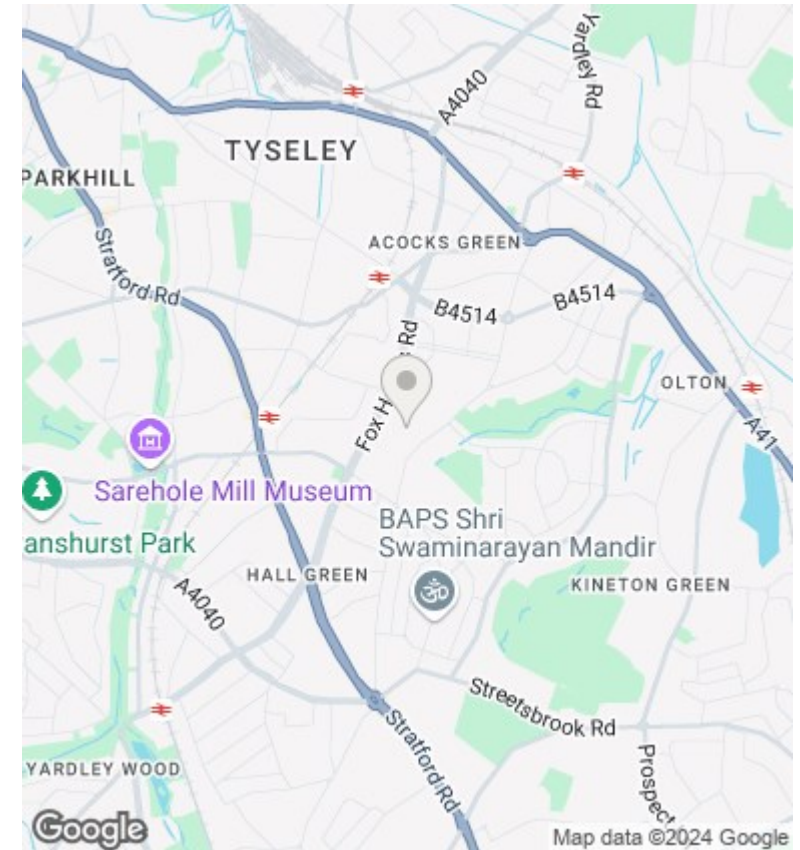
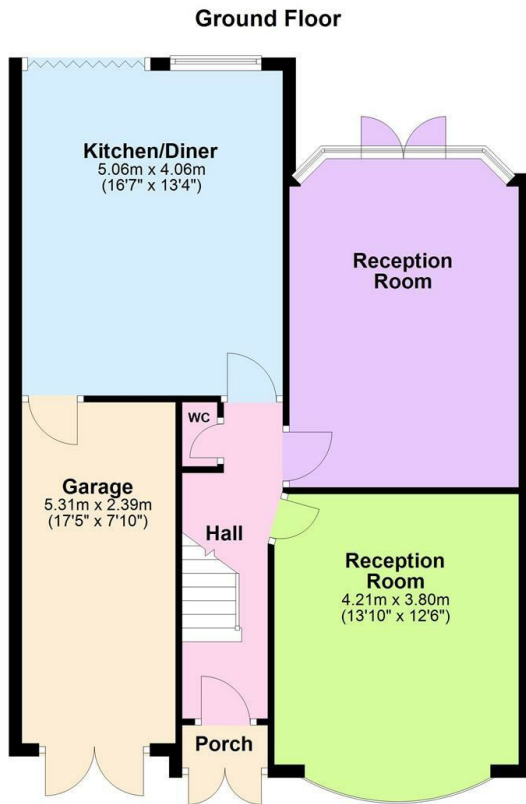
Central heating radiator, double glazed window to the front elevation.

Bathroom

Tiled floor and part tiled walls to areas prone to splashing. Double glazed windows to the rear and side elevation. Freestanding bath, walk in shower, wash basin bath with mixer tap and storage underneath. WC. Heated towel rail.







Directions

Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

Council Tax Band

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