

# St. Lawrence Close, B93



PROPERTY ADDRESS  
19 St. Lawrence Close  
Knowle  
B93 0EU

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         | 84        |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         | 70      |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |



- Well presented throughout
- Three bedroom terrace home with garage
- Sought-after Knowle location
- Good size south-east facing rear garden

The property briefly comprises of

Entrance / Porch - welcoming space with access to the garage

Living room (4.57 x 3.30) - light and spacious living room with large front window, wood effect flooring and traditional vertical feature radiator

Kitchen / diner (5.66 x 2.64) - open plan kitchen diner with tiled flooring, french doors leading onto rear garden and ample space for four seater dining table. The white matt shaker style kitchen benefits from a generous amount of units, timber work top, metro tiled splash back and integrated appliances. These include; oven, chrome extractor and gas hob, porcelain sink and gold tap

Master bedroom (4.04 x 3.02) - large master bedroom to the front of the property with wood effect flooring.

Bedroom 2 (3.23 x 3.02) - double bedroom to the rear of the property with wood effect flooring

Bedroom 3 (2.62 x 2.54) - single bedroom also the front of the property with wood effect flooring

Bathroom - traditional three piece suite with walk in rainfall shower and feature floor tiles

Garage (5.66 x 2.46) - connected both internally and externally the garage provides useful storage and has power connections

External - to the front of the property is lawn and flower beds as well as driveway parking. To the rear is a well presented landscaped south-east facing garden with patio areas top and bottom with lawn in between

Council tax band - D

