



Lamprey Court, Birmingham B37 7GB

welcome to

Lamprey Court, Birmingham

*** DETACHED ** FIVE BEDROOMS (TWO ENSUITES) ** DOWNSTAIRS W/C ** UTILITY ROOM ** SHOWER ROOM ** LOUNGE ** KITCHEN/DINER **
DRIVEWAY TO FRONT ** MUST BE VIEWED TO APPRECIATE THE SIZE OF PROPERTY ON OFFER ***



Approach Entrance Hall

Ceiling light point, radiator, stairs to first floor accommodation and doors to lounge and kitchen.

Downstairs W C

Low level wc, pedestal hand wash basin, tiled floor and ceiling light point.

Lounge

18' 9" x 10' 2" (5.71m x 3.10m)

Double glazed bay window to front, double glazed window to side, two ceiling light points, two radiators and double glazed double doors to rear.

Kitchen

18' 9" x 10' 1" max (5.71m x 3.07m max)

Double glazed windows to front, rear and side, wall, base and drawer units, rolled edge work surface, 11/2 stainless steel sink and drainer, gas hob and electric double oven with warming drawer and cooker hood over, dishwasher, two ceiling light points and access to utility.

Utility Room

5' 3" x 4' 9" (1.60m x 1.45m)

Double glazed door to garden, wall and base units, rolled edge work surface, sink and drainer, ceiling light point and radiator.

Landing

ceiling light point, radiator, stairs to second floor accommodation and airing cupboard.

Bedroom One

10' 1" ro wardrobes x 10' 5" max (3.07m ro wardrobes x 3.17m max)

Double glazed windows to rear and side, ceiling light point, radiator and door to ensuite.

Ensuite

Obscure double glazed window to rear, shower cubicle, pedestal hand wash basin, low level wc, part tiled walls, tiled floor, heated towel rail and spotlights to ceiling.

Bedroom Two

10' 5" x 6' 6" (3.17m x 1.98m)

Double glazed window to front, fitted wardrobes and radiator.

Bedroom Three

10' x 10' 7" max (3.05m x 3.23m max)

Double glazed window to rear, fitted wardrobes and radiator.

Bedroom Five

8' 8" x 5' 6" (2.64m x 1.68m)

Double glazed window to front, ceiling light point and radiator.

Bathroom

Obscure double glazed window to front panelled bath with tiling and shower over, pedestal hand wash basin, low level wc, heated towel rail, tiled floor and spotlights to ceiling.

Second Floor Landing

Ceiling light point and storage cupboard.

Bedroom Four

15' 6" x 10' 7" (4.72m x 3.23m)

Double glazed dormer window to front and skylight to rear, fitted wardrobes, ceiling light point, two radiators and loft access.

Bedroom Five/ Dressing Room

6' 7" to wardrobes x 8' 3" min (2.01m to wardrobes x 2.51m min)

Double glazed dormer window to front, fitted wardrobes, ceiling light point and radiator.

Shower Room

Double glazed skylight to rear, shower cubicle, pedestal hand wash basin, low level wc, part tiled walls, tiled floor, heated towel rail and spotlights to ceiling.



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welcome to

Lamprey Court, Birmingham

- MODERN DETACHED
- FIVE BEDROOMS (TWO ENSUITES)
- KITCHEN/DINER
- DRIVEWAY TO FRONT
- MUST BE VIEWED TO APPRECIATE THE PROPERTY ON OFFER

Tenure: Leasehold EPC Rating: B

offers over

£305,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
CAB108315 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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