



Lorimer Way, Birmingham B43 7LS

welcome to

Lorimer Way, Birmingham

Spacious CORNER PLOT home in Great Barr with double garage, two reception rooms, and an extended kitchen. Features THREE BEDROOMS, family bathroom, utility room, and guest WC. Private rear garden. Ideal family home in a great location!

Agent Note

Council Tax Band D

Approach

Entrance Hall

Double glazed to the front of the property, Stairs to first floor, understairs cupboard, cupboard housing wall meter

Lounge

19' 11" x 11' 3" (6.07m x 3.43m)

Double glazed window and french doors to the rear of the property, radiator. two ceiling light points

Dining Room

11' 11" into bay x 11' 4" (3.63m into bay x 3.45m)

Double glazed bay window to the front of the property, ceiling light point, radiator

Kitchen

15' 3" x 10' 10" (4.65m x 3.30m)

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, sink and drain, spot lights, radiator, integrated gas hob and double oven with an extractor fan, plumbing for a dish washer, splash backs, tiled floors

Utility Room

12' 8" x 7' 6" (3.86m x 2.29m)

UPVC door and Double glazed window to the front of the property, a range of base units, stainless steel sink and drain, plumbing for a washing machine, wall mounted boiler, door to WC

Guest Wc

Low level WC, hand wash basin, ceiling light point





Landing

Double glazed to the side of the property, ceiling light point, loft access

Bedroom One

14' 3" into bay x 9' 8" (4.34m into bay x 2.95m)

Double glazed bay window to the front of the property, radiator, ceiling light point, fitted wardrobes

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m)

Double glazed window to the rear of the property, radiator, ceiling light point

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)

Double glazed window to the front of the property, radiator, ceiling light point, fitted wardrobes

Shower Room

Double glazed window to the rear of the property, shower, low level WC, heated towel rail, hand wash basin with vanity unit, spot lights, tiled

Garage

20' x 19' 7" (6.10m x 5.97m)

Electric insulated door, ceiling light point, power points, door to the rear of the garage



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Lorimer Way, Birmingham

- FREEHOLD
- SEMI DETACHED
- THREE BEDROOMS
- UTILITY ROOM
- EXTENDED KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£320,000



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.focalagent.com

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0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk