



**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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welcome to

## Lorimer Way, Birmingham

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

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£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](http://www.focalagent.com)

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Property Ref:  
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