



Lawrence Walk, Great Barr  
Birmingham, B43 7TU

Offers in the Region Of £385,000

# Great Barr

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A rare opportunity to acquire this stunning extended five bedroom proposition on Lawrence Walk situated in a cul de sac position on the popular Pheasey Estate in Great Barr.

The property is approached via a tarmac driveway with parking for multiple vehicles with a tidy adjacent lawned area and leads up to the double glazed porch.

Internally the hallway has quirky patterned flooring, under stairs store and a staircase leading up to the first floor with doors leading off into the through lounge and the kitchen. The through lounge and dining room benefits from new carpets and has a sliding patio door with a fixed window overlooking the rear garden and a bay window looking out to the front garden area and driveway, there is also a feature fireplace with a log burner. The kitchen offers a newly refitted range of modern wall and base units with a work surface incorporating a one and half bowl sink and drainer with window overhead, space for integrated white goods and tall fridge freezer if required along with an gas hob and oven with overhead extraction. Travelling through the kitchen we enter the utility room with plumbing for white goods. Access to the ground floor W.C. From here there is an integral door into the generous sized garage with an electric up and over door.

On the first floor the landing leads to four good sized double bedrooms, three bedrooms having fitted or built-in wardrobes. The fifth bedroom has a fitted cupboard over the stairbox. The re-fitted bathroom comprises of a smartly tiled suited with a large shower enclosure, low level flush WC, a hand wash basin and bath.

There is also boarded loft space with lights and power. All of upstairs rooms benefit from new carpets together with the landing area and stairs and all have quality oak doors.

The property benefits from having double glazing, central heating and the rear garden which is mainly laid to lawn with shrub borders and a patio area to the front and rear left of the garden

This large extended property will suit second time movers and families in general looking for more space.

An internal inspection highly recommended to view at your earliest convenience to appreciate the size of the accommodation on offer.





## Property Specification

EXTENDED FIVE BEDROOM DETACHED HOME  
REFURBISHED KITCHEN AND BATHROOM  
QUIET CUL DE SAC LOCATION  
THROUGH LOUNGE DINING ROOM  
UTILITY ROOM , DOWNSTAIRS W.C

Porch	
Hallway	9' 10" x 6' 7" (3.0m x 2.0m)
Through Lounge/Dining Room	24' 11" x 13' 11" max (10'3" min) (7.59m x 4.24m max(3.13m min)
Fitted Kitchen	11' 4" x 9' 9" (3.46m x 2.98m)
Utility Room	10' 10" x 5' 3" (3.30m x 1.59m)
Ground Floor W.C	5' 3" x 2' 6" (1.59m x 0.77m)
Landing Area	8' 6" to stairs x 6' 7" (2.6m x 2.0m)
Bedroom One	13' 9" x 12' 7" (4.18m x 3.84m)
Bedroom Two	12' 1" x 11' 7" (3.69m x 3.53m)
Bedroom Three	12' 1" x 10' 0" (3.69m x 3.04m)
Bedroom Four	10' 11" x 9' 2" (3.32m x 2.79m)
Bedroom Five	8' 7" x 8' 6" to include stair box (2.62m x 2.60m)
Bathroom	9' 6" x 5' 11" (2.9m x 1.8m)
Garage	17' 1" x 14' 0" (5.20m x 4.26m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 13th October 2020

### Viewer's Note:

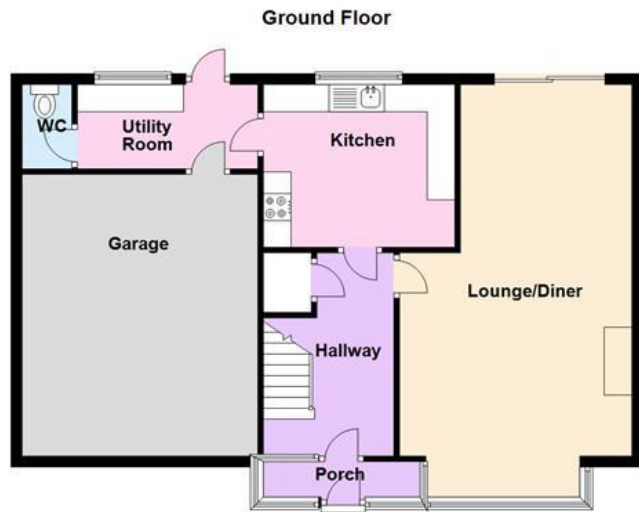
Services connected: Gas, Electric, Water and Drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

