



Lambeth Road, Great Barr
Birmingham, B44 9NP

Offers in the Region Of £350,000

**Welcome to Lambeth Road, a vastly extended five bedroom semi detached home,
offering plentiful living space with the potential to create more!**

With substantial off-road parking, the approach is via a large block paved driveway and through a secure porch.

The property comprises of a front living room with bay window and central stylish media wall, further downstairs is the kitchen/dining room which offers a generous amount of kitchen units and ample space for family dining table.

The kitchen space also benefits from a useful rear extension which provides a perfect snug or playroom, with W.C. to the side.

The remainder of downstairs comprises of a large garage with internal access and a useful utility/storage space at the rear.

The first floor offers five bedrooms, the main double bedroom benefits from a range of smart built-in wardrobes, with two further comfortable double bedrooms and two generous single bedrooms. The family bathroom offers a modern white suite.

Externally, there is a low maintenance rear garden.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

Services Connected: mains electricity, gas, water and drainage

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Living Room
10' 2" x 13' 9" (3.1m x 4.2m)

Kitchen/ Dining Room
10' 10" x 15' 1" (3.3m x 4.6m)

Snug
7' 3" x 10' 10" (2.2m x 3.3m)

W.C.
6' 7" x 3' 3" (2.0m x 1.0m)

Bedroom One
10' 10" x 12' 10" (3.3m x 3.9m)

Bedroom Two
9' 2" x 14' 5" (2.8m max x 4.4m max)

Bedroom Three
10' 10" x 11' 6" (3.3m x 3.5m)

Bedroom Four
7' 10" x 12' 10" (2.4m max x 3.9m max)

Bedroom Five
7' 10" x 7' 7" (2.4m x 2.3m)

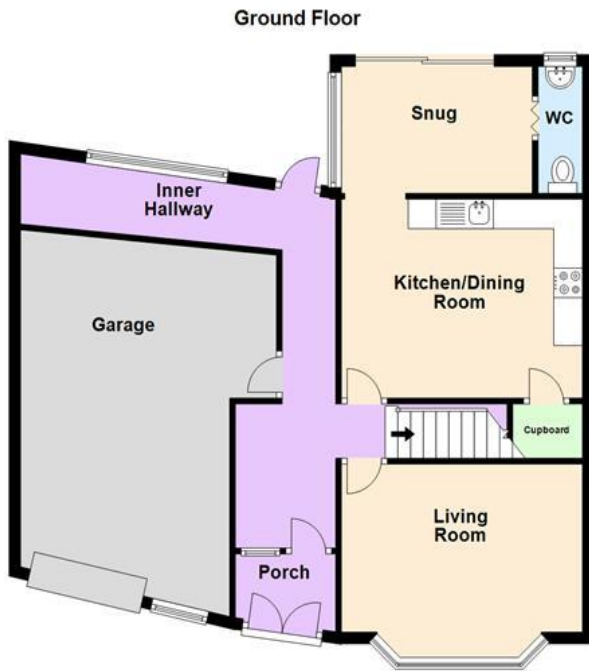
Bathroom
7' 10" x 6' 7" (2.4m x 2.0m)





Floor Plan

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

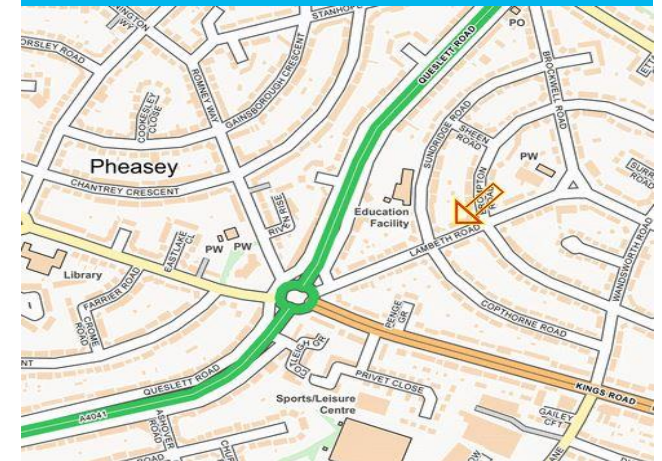


Energy Performance Rating

Energy Efficiency Rating

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

Map Location







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: 28th June 2024