



Lorimer Way, Great Barr
Birmingham, B43 7LS

Offers Over £270,000

Great Barr

Offers Over £270,000



Paul Carr Estate Agents are thrilled to bring to market this immaculate and well kept three bedroom semi detached property located on Lorimer Way within the heart of the Pheasey Estate in Great Barr.

The property benefits from good proximity to Meadow View Primary School and Barr Beacon Secondary School/ Sixth Form. Requiring a degree of modernisation to suit a owners needs this property will make the perfect family home.

Approached via a private block paved driveway, there is entrance through an extended secure porch.

Upon entrance to the hallway, you are welcomed with stairs to the first floor and hallway leading off to all downstairs rooms. A dual aspect lounge and diner fronts the property and offers a large bay window to the fore, a good space for dining table and chairs with a lounge to the rear which features fireplace and surround and double patio doors out to the garden. The kitchen offers a range of wall and base units with worktops over, space for integrated appliances and a one and half bowl stainless steel sink and drainer. From the kitchen there is side door leading into the integral garage which features front and rear access and small store cupboard going under the staircase.

To the first floor, there are three bedrooms. The master bedroom benefits from a front bay window and overall spacious dimension. The family bathroom offers a suite with separate bath and shower cubicle, hand wash basin and a built-in cupboard, Further along the landing is a separate W.C and loft access.

Externally, there is a lengthy and established garden with well a kept blocked paved patio perfect for evening entertaining.

Furthermore the home comes to market with no upward chain and great scope for further extension subject to planning approval.



Property Specification

THREE BEDROOM SEMI DETACHED
IMMACULATEDLY KEPT MODERNISING REQUIRED
EXTENDED KITCHEN
SPACIOUS BEDROOMS
GARAGE & PRIVATE DRIVEWAY



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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

