



Lorimer Way, Great Barr
Birmingham, B43 7LS

£315,000

We are pleased to bring to the market a rare opportunity to purchase a four bedroom family home situated on this highly regarded road Lorimer Way.

Located on the popular Pheasey Estate you are within walking distance from local shops, amenities, and good primary schools such as Park Farm, Meadow View, and the outstanding Barr Beacon Secondary School.

This extended four bedroom home has a private and shared driveway leading up to a good size secure porch. Once entered through, you have a welcoming hallway which features stairs to the floor floor, a guest W.C and giving you access to all downstairs rooms. The front lounge is a well presented reception room with a large bay window to the fore. A second reception room is to be found at the rear and is of ample proportions and benefits from extension and an additional conservatory area. Travelling into the breakfast kitchen which consists of plentiful wall and base units, rolled edge counter tops, tiled splash back, one and a half bowl stainless sink unit and side drainer with overhead window to the side elevation, integrated double oven, electric hob and extractor, space for other appliances and a good size breakfast bar along with double patio doors at the rear.

Heading upstairs to the first floor you are presented with four bedrooms, the principle bedroom being of generous proportions with a front bay window and built-in store cupboard. The family bathroom consists of a mainly tiled suite featuring a panelled bath with shower over, hand wash unit with storage underneath and W.C.

Externally, the home has access to a very useful recessed garage and a well established mature garden which has a good size lawn and a central decked seating area and feature pond.

This excellent family home requires a degree of refurbishment and is priced to sell accordingly.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall 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



Entrance Porch
5' 3" x 10' 2" (1.6m x 3.1m)

Hallway
9' 10" x 10' 10" (3m x 3.3m)

Front Reception Room
10' 2" x 14' 9" (3.1m x 4.5m)

Extended Lounge
20' 8" x 10' 2" (6.3m x 3.1m)

Conservatory
7' 10" x 9' 10" (2.4m x 3m)

Guest W.C
2' 7" x 5' 11" (0.8m x 1.8m)

Breakfast Kitchen
17' 1" x 11' 6" (5.2m x 3.5m)

Bedroom One
14' 5" x 11' 10" (4.4m x 3.6m)

Bedroom Two
11' 2" x 9' 10" (3.4m x 3m)

Bedroom Three
12' 2" x 7' 10" (3.7m x 2.4m)

Family Bathroom
7' 3" x 8' 10" (2.2m x 2.7m)

Bedroom Four
7' 10" x 10' 10" (2.4m x 3.3m)





Floor Plan

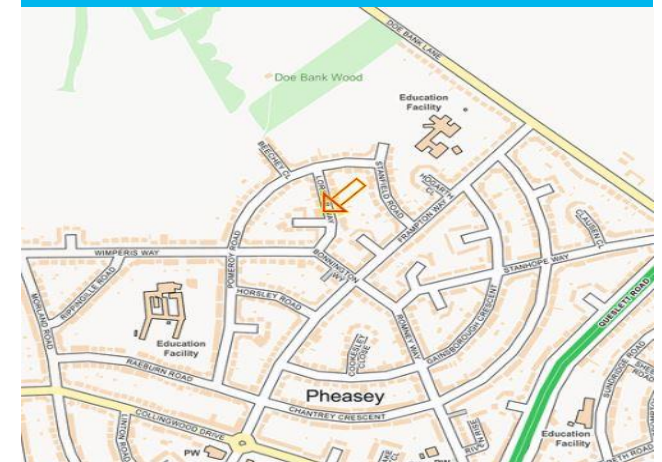
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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: