



Lathe Way,
Birmingham, B24 0SD

Offers in the Region Of £400,000

Birmingham

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Rarely available, step into luxury living with this stunning 4-bedroom, freehold, detached townhouse that boasts picturesque canal views in the sought-after Pye Hayes estate. Experience modern and contemporary living at its finest, with convenient spaces suitable for all types of homeowners.

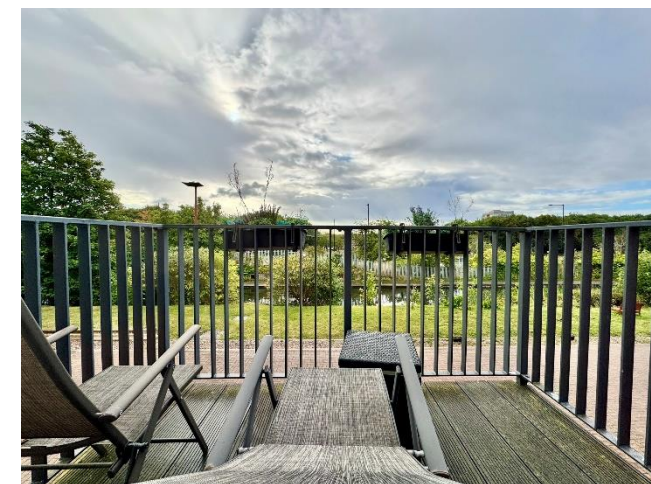
Essential shopping amenities are just a short walk away, while a quick drive opens up a world of comprehensive retail therapy at the Fort Shopping Park. Enjoy easy commutes with readily available bus services and close proximity to motorway links and A roads.

Featuring gas central heating, PVC double glazing, designer radiators, and stylish blinds, this home offers a pristine interior with a deep entrance hall, spacious dining room, fitted breakfast kitchen, guest cloakroom/WC, and a luxurious lounge with a double balcony overlooking the canal.

The second-floor hosts three bedrooms, with one benefiting from an en-suite shower room and Hammonds fitted wardrobes, while the others are serviced by a family bathroom.

Outside, a multivehicular drive and a single garage offer ample parking, and the paved patio opens up to a lovely lawn.

Don't miss the chance to experience the tranquillity, stunning décor, and prime location of this beautiful home - schedule your viewing now!





Property Specification

RARELY AVAILABLE
DETACHED TOWNHOUSE
FOUR BEDROOMS
BALCONY OVERLOOKING CANAL
GARAGE

Kitchen/Breakfast Room 4.60m (15'1") x 2.81m (9'3")

WC 1.65m (5'5") x 0.86m (2'10")

Dining Room 5.08m (16'8") x 3.40m (11'2")

Bedroom 4.60m (15'1") x 2.81m (9'3")

En-suite Bathroom 2.00m (6'7") x 1.77m (5'10")

Lounge 4.60m (15'1") x 3.48m (11'5")

Bedroom 3.66m (12') x 2.81m (9'2")

En-suite Shower Room 2.81m (9'2") x 0.84m (2'9")

Bedroom 3.48m (11'5") x 2.26m (7'5") max

Bedroom 3.48m (11'5") x 2.24m (7'4") max

Family Bathroom 2.01m (6'7") x 1.60m (5'3")

Garage 5.89m (19'4") x 3.36m (11')

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: 14th September 2024

Viewer's Note:

Services connected: Electricity, gas, water & drainage

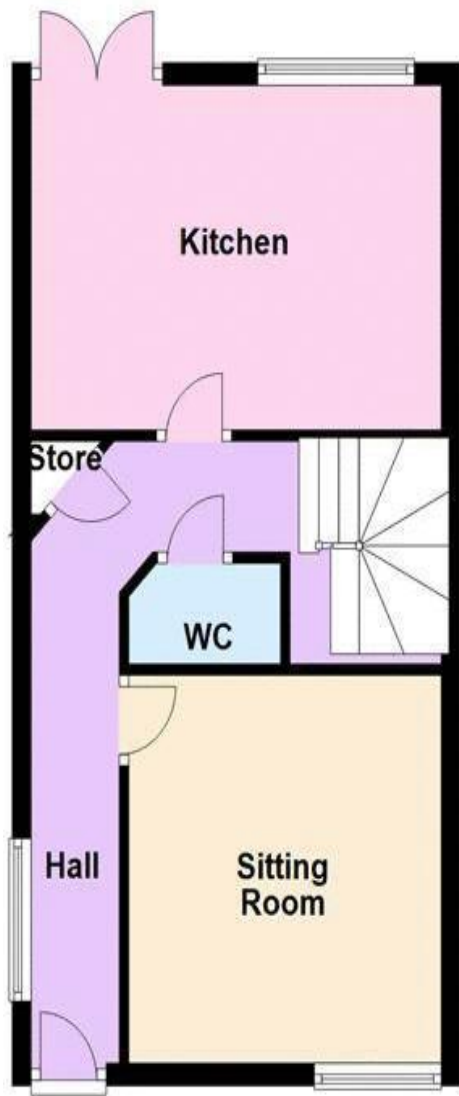
Council tax band: E

Tenure: Freehold

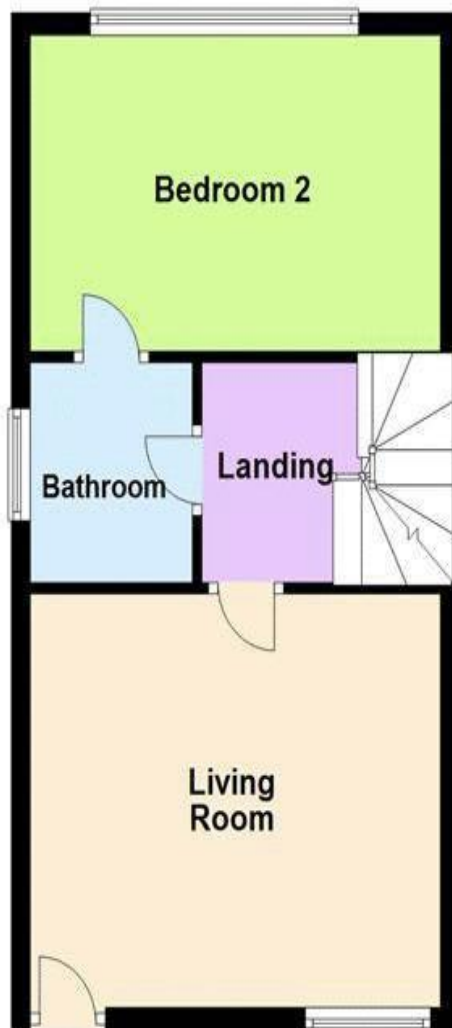
Floor Plan

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

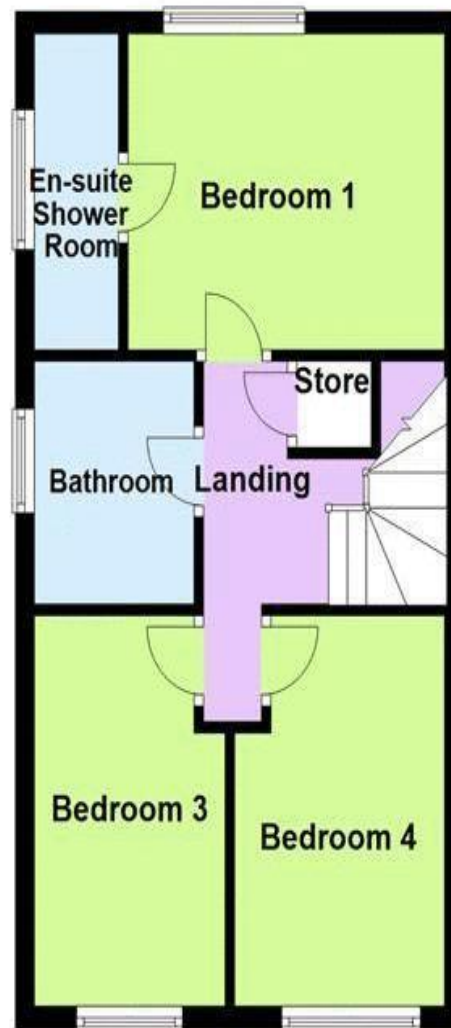
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

