



Lamprey Court, Birmingham



Property Description

Burchell Edwards are delighted to bring to market this modern-style, semi-detached family home, situated on a very popular estate in Chelmsley Wood, Birmingham (B37).

Making the perfect home for couples or growing families alike, offering spacious and versatile living throughout and off-road parking by-way-of a garage and space at the rear.

The ground floor features a lounge that is perfect for relaxation after a long days work, a fitted kitchen diner with patio doors leading to the garden and a convenient guest WC. The first floor boasts a generous master bedroom with an en-suite, two further bedrooms and a family bathroom.

The property location is key, surrounded by great transport links, access to M6/M42 motorways and a short distance to Birmingham International, the NEC and Birmingham Airport. Commuters will be well aided and there plenty of shops and local amenities nearby.

With the additional benefit of gas central heating all through, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Double glazed windows to front and side elevations, double glazed door to front elevation and carpet.

Entrance Hallway

Two double glazed windows and door to front elevation, central heating radiator, carpet and stairs to first floor accommodation.

Lounge

17' into bay x 9' 11" (5.18m into bay x 3.02m)
Double glazed bay window to front elevation, two central heating radiators and carpet.

Kitchen/ Diner

14' 5" max x 16' max (4.39m max x 4.88m max)
Double glazed window to rear elevation, patio doors to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker and washing machine, central heating radiator, tiling to splash prone areas, lino flooring and central heating boiler housed.

Conservatory

8' 11" x 8' 10" (2.72m x 2.69m)
Double glazed windows to rear and side elevations and lino flooring.

Landing

Double glazed window to side elevation, carpet and loft access.

Bedroom One

14' 5" into bay x 8' 4" plus wardrobes (4.39m into bay x 2.54m plus wardrobes)

Double glazed bay window to front elevation, carpet and fitted wardrobes.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

7' 8" x 5' 8" (2.34m x 1.73m)

Double glazed window to front elevation, central heating radiator and carpet.

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, shower cubicle, central heating radiator and lino flooring.

Front Garden

Tarmac driveway providing off road parking and side access to the rear.

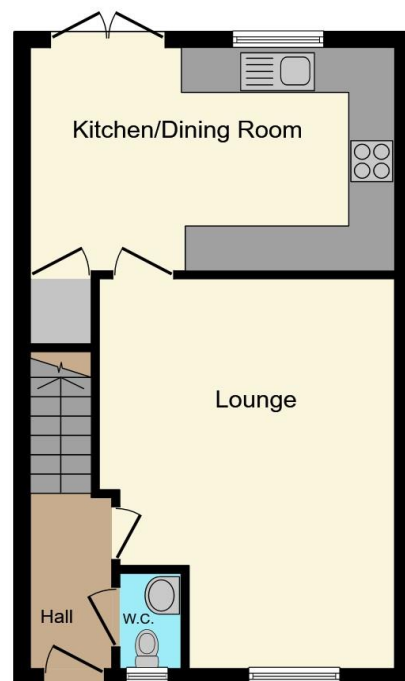
Rear Garden

Block paved patio, laid to lawn, side access to frontage, shrubs and plants.

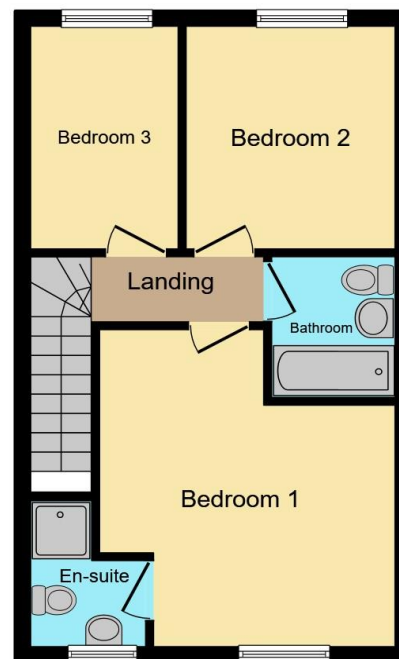




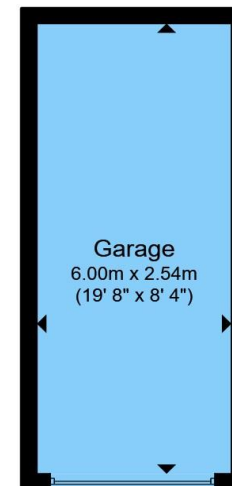




Ground Floor



First Floor



Garage

Total floor area 110.0 m² (1,184 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210921



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