

Lovett & Co.  
estate agents

Lambeth Road  
Kingstanding



Lovett&Co. Estate Agents are pleased to offer TO LET this well presented and extended three bedroom mid terrace property situated in a popular residential area of Great Barr, close to well regarded schools, local amenities and excellent transport links.

The property briefly comprises: entrance hallway, spacious front lounge with bay window, fitted kitchen, rear sun room, modern ground floor family bathroom and three good sized bedrooms to the first floor. Externally there is a block paved frontage providing off road parking (no dropped kerb) along with a beautifully maintained rear garden featuring decking, patio areas, mature shrubs and a useful storage shed.

The spacious lounge offers a bright and welcoming living area with attractive modern décor and carpeting throughout. The fitted kitchen includes a range of wall and base units, work surfaces, inset sink and drainer, gas hob and oven with further space for additional appliances. To the rear, the generous sun room provides an excellent additional reception space overlooking the garden.

The modern ground floor bathroom features a panelled bath with shower over, wash hand basin and low level W.C.

Upstairs, the landing leads to three well proportioned bedrooms including a large principal bedroom spanning the full width of the property with built in storage, a good sized second double bedroom and a versatile third bedroom ideal as a nursery, office or guest room.

The attractive rear garden is a particular feature of the property, offering a combination of decking, block paving and patio seating areas with mature borders and fenced boundaries creating a private outdoor space ideal for relaxing or entertaining.

- Lounge - 4.07m x 3.69**
- Kitchen-Diner - 3.25m x 2.65m**
- Sun-Room - 3.75m x 2.70m**
- Bed 1 - 4.31m x 3.11m**
- Bed 2 - 3.02m x 3.31m**
- Bed 3 - 2.60m x 2.40m**
- Bathroom -**
- En-suite WC -**

**VIEWING:**  
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

