



Lambeth Road, Great Barr  
Birmingham, B44 9PN

£290,000

# Great Barr

£290,000



**Beautifully Presented | Open Plan Living Feel |  
Driveway for Two Cars | EV Charging Point |  
Conservatory | Two Bathrooms |  
Integrated Appliances**

**Situated on the popular Lambeth Road, close to  
the Great Barr border.**

**This beautifully presented three-bedroom end-  
terrace property offers spacious, versatile  
accommodation and is presented in excellent  
modern condition throughout, making it ideal for  
buyers seeking a home ready to move straight into.**

The property benefits from a bright and airy layout with a lovely open plan feel between the main living spaces, creating an ideal environment for both everyday family living and entertaining. The spacious lounge enjoys plenty of natural light, while the modern fitted kitchen provides ample cupboard and worktop space and comes complete with integrated appliances including a cooker, fridge freezer and dishwasher. The kitchen flows seamlessly into the dining area, with double doors leading into a substantial conservatory overlooking the rear garden. Further ground floor accommodation includes a practical utility area and a contemporary shower room, providing the convenience of both upstairs and downstairs bathroom facilities.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom. The property also benefits from a boarded loft offering useful additional storage space. Outside, the rear garden has been designed for low maintenance and features both lawn and patio areas, making it perfect for relaxing, entertaining and family enjoyment. Side access is also available.

To the front, a driveway provides off-road parking for two vehicles and includes the added benefit of an electric vehicle charging point.

Early viewing is highly recommended to fully appreciate the space, presentation and quality of accommodation on offer.



## Property Specification

MODERN THREE BEDROOM HOME  
EXTENDED WITH TWO BATHROOMS  
DRIVEWAY FOR TWO VEHICLES  
CONSERVATORY  
CLOSE TO LOCAL AMENITIES AND SCHOOLS



Hallway 12' 2" x 5' 11" (3.7m x 1.8m)

Kitchen 8' 6" x 13' 1" (2.6m x 4m)

Lounge 14' 9" x 14' 5" (4.5m x 4.4m)

Dining Room 9' 10" x 7' 10" (3m x 2.4m)

Conservatory 9' 10" x 12' 6" (3m x 3.8m)

Shower Room 5' 11" x 5' 11" (1.8m x 1.8m)

Landing 7' 3" x 7' 10" (2.2m x 2.4m)

Bedroom Two 8' 2" x 12' 6" (2.5m x 3.8m)

Bedroom One 12' 6" x 12' 6" (3.8m x 3.8m)

Bedroom Three 9' 2" x 7' 10" (2.8m x 2.4m)

Family Bathroom 5' 7" x 10' 2" (1.7m x 3.1m)

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: B  
Tenure: Freehold

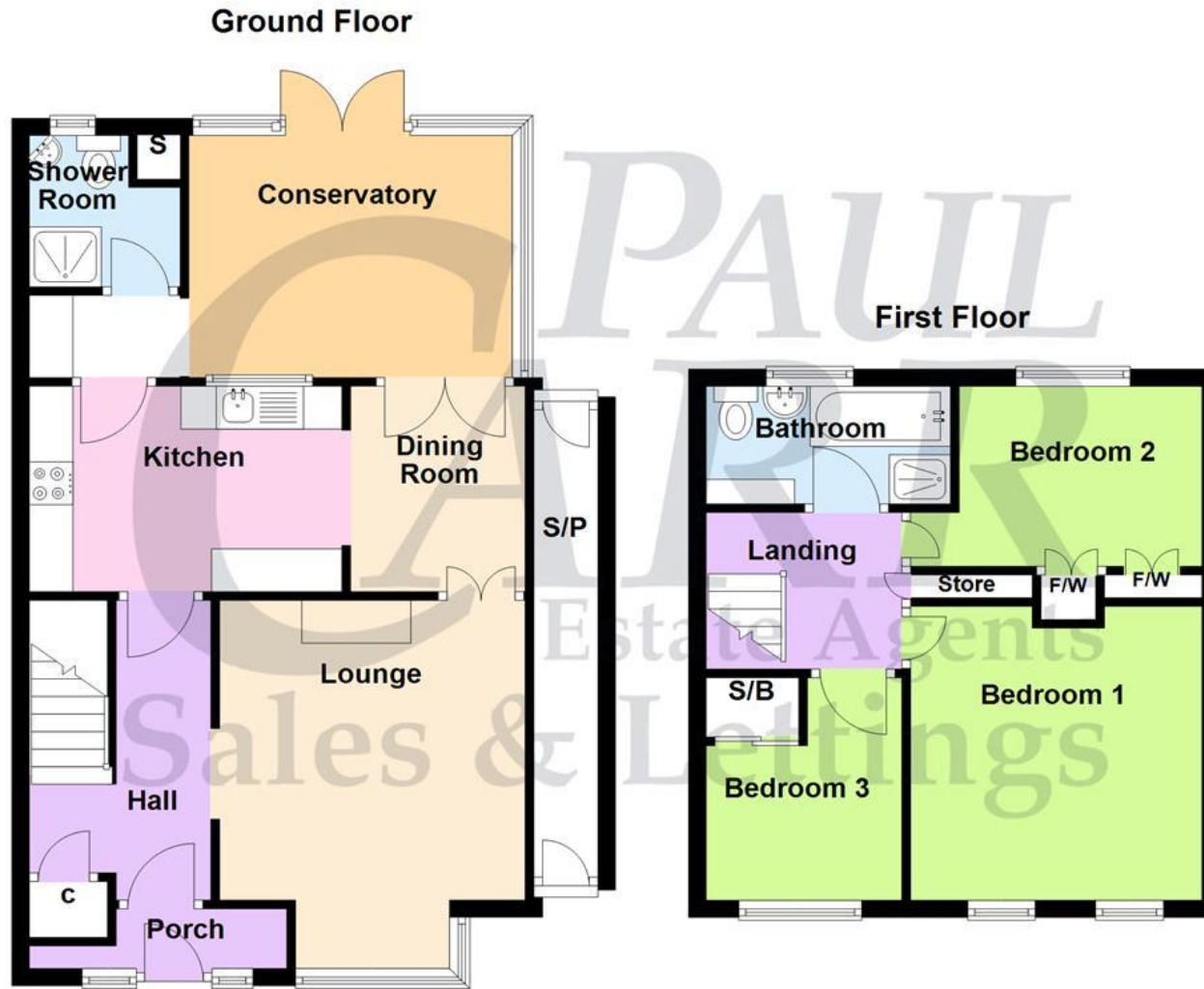
### Agent's Note:

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

# 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		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

## Map Location

