



Lakehouse Road, Sutton Coldfield
Sutton Coldfield, B73 5BX

Offers in the Region Of £379,950

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Simply outstanding is the only way to describe this magnificent home. Offered for sale via Paul Carr Boldmere this immaculately presented bright and spacious semi-detached family home is positioned in a residential cul-de-sac development of traditional properties and consequently benefits from excellent plot size with definite 'curb appeal'.

The property on offer benefits from being within one mile of commuter train stations and is on the cusp of public transport routes, the property is well served for amenities ranging from high street shopping to a multitude of local schools within Sutton Coldfield town centre and surrounding area.

The property is approached via a dressed fore garden driveway with off road parking, the front doorway leads into an entrance hallway which then leads into a bright and spacious front facing family lounge. To the rear elevation is a beautifully appointed fully fitted kitchen/dining room featuring a range of high quality fitted units with integrated appliances. A separate dining room or study leads off with access into the bright and spacious conservatory.

To the first floor are three bedrooms and a bright spacious family bathroom with full white suite.

Parking to the property is created to the fore garden and the tandem double garage to the right-hand elevation. The sumptuous southerly facing rear gardens are laid to lawn with patio seating areas and offer an outstanding entertainment space with panel fencing to all sides.

Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.

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.





Property Specification

WELL SITUATED TRADITIONAL SEMI-DETACHED PROPERTY
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND
BEYOND
CUL-DE-SAC POSITION WITHIN WALKING DISTANCE OF
BOLDMERE HIGH STREET
FRONT FACING LOUNGE WITH REAR OPEN PLAN KITCHEN
DINING
SEPARATE STUDY/DINING ROOM



Hall
Lounge 3.64m (11'11") x 3.57m (11'9")
Kitchen 3.33m (10'11") x 3.32m (10'11")
Dining Room 2.25m (7'5") x 1.92m (6'3")
Conservatory
Landing
Bedroom 1 3.63m (11'11") x 3.53m (11'7")
Bedroom 2 3.65m (12') x 3.31m (10'10")
Bedroom 3 2.25m (7'4") x 1.91m (6'3")
Bathroom

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:

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Viewer's Note:

Services connected: ALL
Council tax band: D
Tenure: Freehold
Restrictions: N/A
Other Charges: YES

