



Lambeth Road, Great Barr
Birmingham, B44 9NS

Offers Over £250,000

Great Barr

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Beautifully presented, three bedroom semi-detached home on the popular Lambeth Road. This modernized property offers stylish and versatile living, ideal for families and first-time buyers alike.

A block paved driveway provides off-road parking and leads into a welcoming entrance hallway.

The spacious lounge is tastefully decorated, offering a warm and inviting space, with useful downstairs storage. To the rear, a modern fitted kitchen with a good range of grey wall and base units, complemented by ample worktop space, a utility area, and a original ground floor shower room ready to be installed.

The extension creates a superb dining area with sliding patio doors allowing plenty of natural light, perfect for entertaining or family meals.

Upstairs, there are two well-proportioned double bedrooms and a good-sized single room. The principal bedroom benefits from its own en-suite, while a family bathroom serves the remaining rooms.

Additionally, a versatile loft room provides flexible space, ideal for a home office or hobby room, subject to relevant consents.

Outside, the generous rear garden enjoys excellent width and length, offering privacy with mature tree-lined boundaries, perfect for outdoor living or children's play.

Situated in a sought-after location, this home is finished to a high standard throughout.

Early viewing is highly recommended to fully appreciate all it has to offer.





Property Specification

CHAIN FREE
MODERN INTERIORS
EYE CATCHING PRIVATE GARDEN
FUNCTIONAL LOFT ROOM SPACE
EXTENDED DINING ROOM

Lounge 12' 1" x 14' 3" (3.68m x 4.35m)

Kitchen Area 8' 7" x 11' 1" (2.62m x 3.39m)

Utility 2' 7" x 5' 6" (0.786m x 1.67m)

Original Shower Room 5' 10" x 5' 10"
(1.77m x 1.77m)

Extended Dining Room 7' 6" x 11' 7"
(2.29m x 3.52m)

Bedroom 3' 8" 4" x 9' 2" (2.55m x 2.79m)

Bedroom 2 11' 5" x 8' 2" (3.47m x 2.48m)

Bedroom 1 10' 1" x 11' 9" (3.08m x 3.58m)

En-suite 6' 9" x 5' 5" (2.05m x 1.66m)

Loft Room 8' 9" x 12' 6" (2.66m x 3.82m)

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.

Viewer's Note:

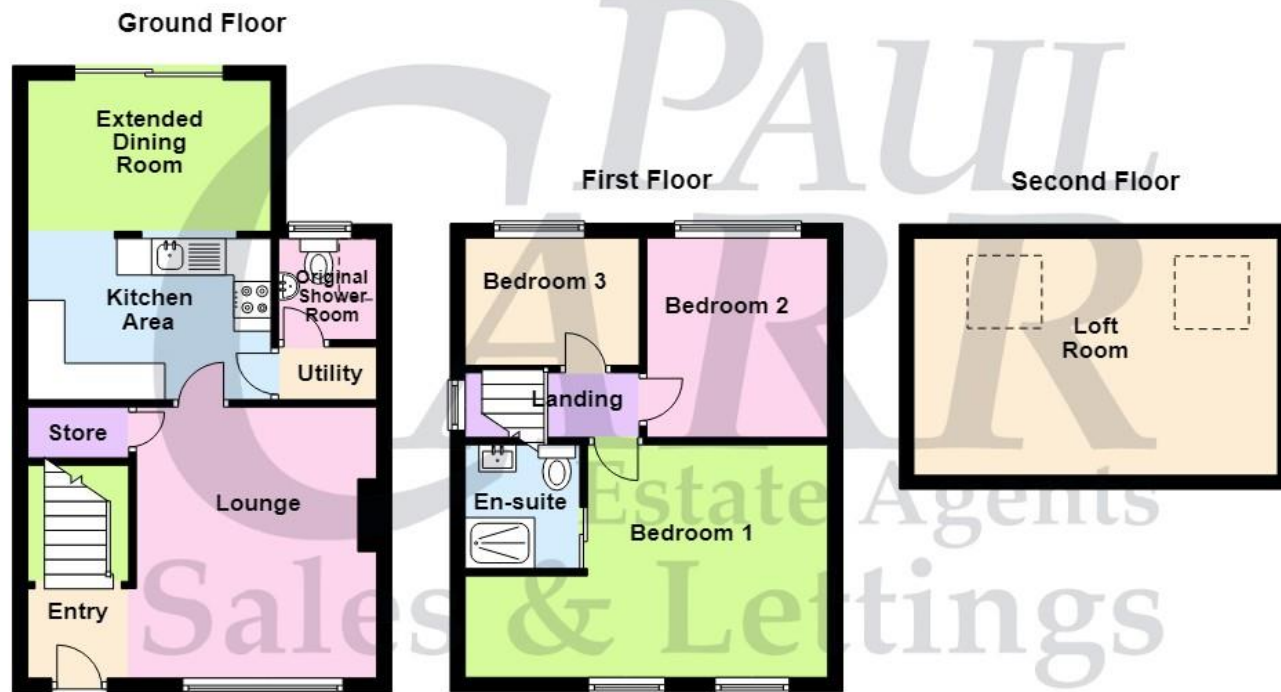
Services connected: Gas, Water, Electricity, Drainage

Council tax band: B

Tenure: Freehold

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

