ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- FOUR SPACIOUS BEDROOMS
- WELL PRESENTED THROUGH LOUNGE / DINER
- EXTENDED MODERN FITTED KITCHEN & UTILITY
- DOWNSTAIRS GUEST W.C.
- STUNNING FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT & REAR GARAGE
- EXTREMELY WELL PRESENTED REAR GARDEN
- SOUGHT AFTER LOCATION
- HIGH SPEC THROUGHOUT

LORIMER WAY, GREAT BARR, B43 7LS - OFFERS OVER £350,000

A stunning and extremely well-presented extended four-bedroom semi-detached family home, ideally situated in the heart of Pheasey, Great Barr, with excellent access to highly regarded schools, local shops, and convenient public transport links. The property boasts a spacious driveway providing ample off-road parking, alongside side access to a single garage. Internally, an enclosed porch leads into a welcoming and well-presented hallway, giving access to a spacious through lounge and dining room, perfect for modern family living and entertaining. To the rear, the home benefits from an extended contemporary kitchen with adjoining utility area, while a convenient guest W.C. completes the ground floor accommodation. To the first floor, a spacious landing leads to two generous double bedrooms, a further single bedroom, and a beautifully appointed modern family bathroom. The second floor hosts an impressive and well-presented master bedroom, creating a superb four-bedroom family layout. Externally, the rear garden has been designed for low-maintenance enjoyment, featuring patio seating areas, excellent privacy, and delightful far-reaching views. Finished to an exceptional standard throughout, this fantastic home is perfectly suited to growing families and first-time buyers alike, offering spacious and versatile accommodation in a highly sought-after location. HURRY BEFORE YOU'RE TOO LATE!

PORCH: 6’2 x 3’5: Double glazed windows and door and door leading into;

HALLWAY: 15’1 / 6’10max x 3’3min: Stairs to first floor, radiator, door leading into W.C. and doors into;

THROUGH LOUNGE/DINER: 26’4(into bay)/11’4max x 10’2min: A great size through living / dining area with radiator, double glazed bay window to front, dining area with fire surround and fire and double doors into;

EXTENDED FITTED KITCHEN:17’6max x 6’6min/12’6max x 9’4min: A modern and extended fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated double oven, gas hob with extractor hood over, tiling to splashback, integrated dishwasher, space for large fridge freezer, space and plumbing for washing machine and tumble dryer, radiator, double glazed windows and door out to rear.

DOWNSTAIRS GUEST W.C.: 4’11 x 2’4: Close couple W.C., wash hand basin with tiled splashback and double glazed opaque window to side.

LANDING: 7’2 x 4’2: Light and airy landing with double glazed opaque window to side and doors into;

BEDROOM TWO: 15’9(into bay) x 9’9: A good size double bedroom with double glazed bay window to front and radiator.

BEDROOM THREE: 10’5 x 9’8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM FOUR: 7’8 x 7’1: A spacious fourth single bedroom with double glazed window to front and radiator.

BATHROOM: 7’6 x 6’3: A stunning modern and re-fitted suite with stand alone bath, shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

SECOND FLOOR LANDING: 2’6 x 2’2: Stairs and door into;

BEDROOM ONE: 12’7max x 11’4min: A great size double bedroom with double glazed window to rear and radiator along with fantastic views to rear.

REAR GARDEN: A good size low maintenance garden with paved patio area, and further seating area to rear with fencing to borders.

Garage: Up and Over garage door to front, ceiling light and power points.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser’s solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: D.

VIEWING: Recommended via Acres on 0121 358 6222.

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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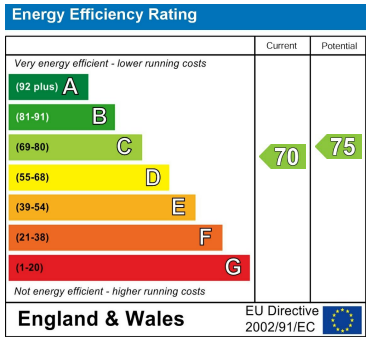
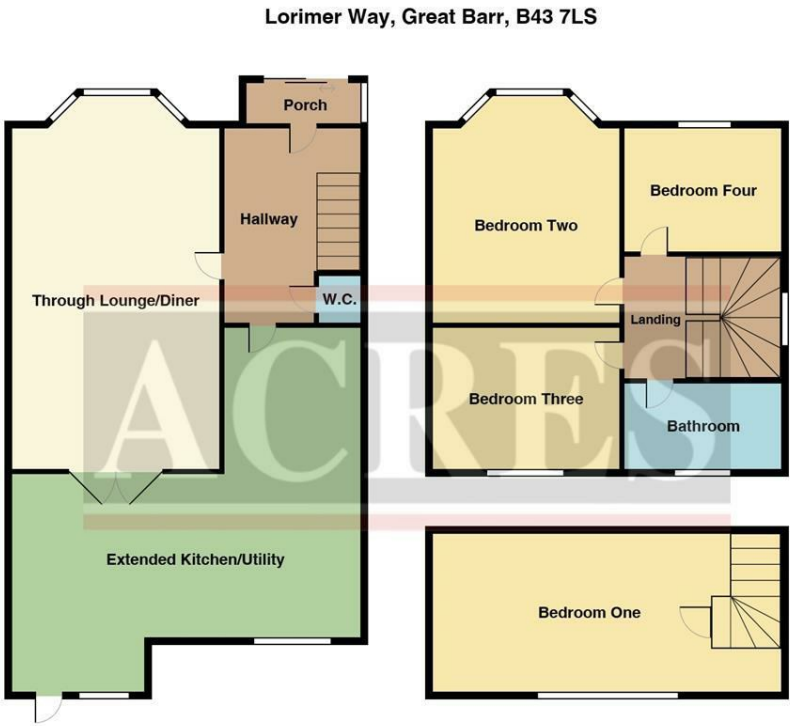
COUNCIL TAX BAND : D COUNCIL : Walsall

VIEWING: Highly recommended via Acres on 0121 358 6222





THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.