



Offers Around £259,995

- Superb Detached Family Home
- Five Bedrooms
- Bedrooms 1 & 2 With Ensuite Shower Rooms
- Two Reception Rooms
- Garage
- EPC = B

To view this property online visit
www.dbroberts.co.uk

Property description

A superb five bedroom detached family home set on the sought after Lawley village. The property offers generous accommodation over three floors which includes, entrance hall, living room, dining room, fitted kitchen, utility room, guest wc., on the first floor is the master bedroom with en-suite and two further bedrooms and family bathroom. there are two more good size bedrooms with a shared en suite shower room on the second floor. outside is a tiered rear garden and garage.

Accommodation

ENTRANCE HALL	
LIVING ROOM	6.40 x 3.50 (20'11" x 11'5")
DINING ROOM	3.70 x 3.00 (12'1" x 9'10")
KITCHEN	4.10 x 3.70 (13'5" x 12'1")
UTILITY ROOM	
GUEST WC	
FIRST FLOOR LANDING	
MASTER BEDROOM	6.30 x 3.50 (20'8" x 11'5")
ENSUITE	
BEDROOM FOUR	4.20 x 2.80 (13'9" x 9'2")
BEDROOM FIVE	3.00 x 2.70 (9'10" x 8'10")
BATHROOM	
SECOND FLOOR LANDING	
BEDROOM TWO	6.70 x 3.40 (21'11" x 11'1")
BEDROOM THREE	3.50 x 6.20 (11'5" x 20'4")
JACK AND JILL ENSUITE	

GARAGE

FLOORPLAN & SPACE PLANNER
Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser:
<http://content.metropix.com/px/11612547>



EPC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Floor plan



Tenure: Freehold

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.