

- 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

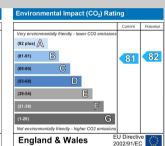
FLOORPLAN & SPACE PLANNER

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

				Current	Potentia
Very energy efficien	nt - lower run	ning cos	S		
(92 plus) A					
(81-91)	3			81	83
(69-80)	C				
(55-68)	D	·			
(39-54)		E			
(21-38)			F		
(1-20)			G		
Not energy efficien	t - higher run.	ning cost	s		



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.