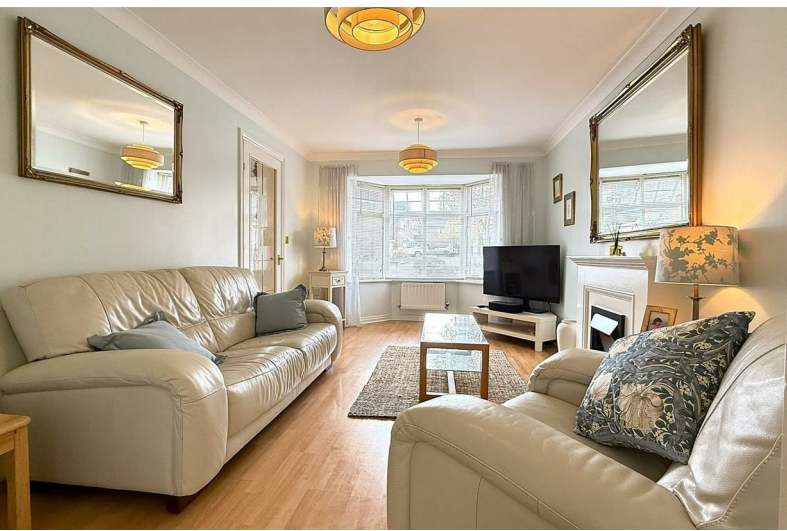




20 Lakewood Drive

Rednal, Birmingham, B45 9WE

Offers Over £390,000



****LOVLEY FOUR BEDROOM MODERNEDETACHED HOME SITUATED IN CUL-DE-SAC LOCATION!!**** We are pleased to present this modern and well-appointed four-bedroom detached residence, ideally situated within a quiet cul-de-sac. The property enjoys a prime location with convenient access to a range of local amenities, scenic nature trails, and the nearby Great Park Reservoir, as well as excellent transport links and motorway access. The accommodation comprises an entrance hallway, a spacious living room with double doors leading to the dining area, a fitted kitchen, a converted garage offering versatile use as a home office or playroom, a guest WC, and a landscaped, private rear garden. To the first floor, the property offers a bedroom with an en-suite shower room, three further well-proportioned bedrooms, and a family bathroom. Further benefits include off-road parking, gas central heating, double glazing and solar panels. Energy Performance Rating: B. For further information or to arrange a viewing, please contact our Kings Norton office.



Approach

The property is approached via a tarmac driveway providing off road parking for vehicles with decorative garden area leading to a step to glazed front entry door with accompanying side panel double glazed window opening into:

Hallway

With stairs giving rise to the first floor accommodation, central heating radiator, ceiling light point, laminate wood effect floor covering and doors opening into:

Living Room

17'2" x 10'5" (5.245 x 3.179)

With two central heating radiator, two ceiling light points, laminate wood effect floor covering, double glazed bay window to the front aspect, feature fireplace and double doors giving access into:

Dining Area

9'0" x 8'9" (2.753 x 2.692)

With laminate wood effect floor covering, central heating radiator, ceiling light point, double glazed French doors with accompanying windows to the side giving views and access to the rear garden and glazed door opening into:

Kitchen

11'0" x 8'9" (3.361 x 2.679)

Also being accessed from the hallway. With door opening into useful under stairs storage cupboard, tiled flooring, a selection of matching wall and base units, double glazed window to the rear aspect, a selection of matching wall and base units with work surfaces over, tiling to splash back areas, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for dishwasher,

integrated oven with four ring burner gas hob with extractor over, space facility for fridge freezer, space facility for smaller fridge, central heating radiator, door opening into utility area and further archway into further kitchen area.:

Kitchen Area

5'2" x 5'6" (1.587 x 1.678)

With continued tiled flooring, tiling to splash back areas, matching wall and base units, cupboard housing central heating boiler and double glazed door giving access to the rear garden.

Ground Floor WC

2'8" x 5'2" (0.838 x 1.592)

With obscured double glazed window to the side aspect, ceiling light point, central heating radiator, continued tiled flooring, corner mounted wash hand basin with hot and cold taps and low flush WC.

Utility Area

8'1" x 4'7" (2.481 x 1.412)

With space facility for washing machine and dryer, wall and base units, ceiling spotlight points, tiled floor covering and door opening into:

Office

8'1" max x 12'3" (2.484 max x 3.753)

With double glazed window to the front aspect, ceiling spotlight points, laminate wood effect floor covering and central heating radiator.

Rear Garden

Being accessed from the dining area or the kitchen area leads to a paved patio and pathway leads to the rear garden with a mature lawned area with a selection of decorative plants, trees and shrubs to the borders being landscaped and panel fencing to borders and a rear garden shed.

First Floor Accommodation

From, the hallway stairs gives rise to the first floor landing with ceiling spotlight points, loft access point, door opening into cupboard housing the hot water tank and further doors opening into:

Bedroom One

10'4" x 11'3" (3.163 x 3.436)

With lobby area with ceiling light point, laminate wood effect floor covering, in-built fitted wardrobes, unites and drawers, double glazed window to the front aspect, central heating radiator and door opening into:

En-Suite Shower Room

6'4" x 3'11" (1.934 x 1.198)

With obscured double glazed window to the front aspect, walk-in shower cubicle with tiling to splash backs, low flush WC, wash hand basin on vanity unit with mixer tap over, tiling to splash backs, ceiling spotlight points and tiled flooring.

Bedroom Two

11'1" max x 10'2" (3.380 max x 3.103)

With laminate wood effect flooring, double glazed window to the rear aspect, central heating radiator, fitted wardrobe and ceiling light point.

Bedroom Three

8'7" x 11'8" (2.620 x 3.572)

With double glazed window to the front aspect, ceiling point and central heating radiator.

Bedroom Four

9'11" x 6'10" (3.031 x 2.088)

With laminate wood effect floor covering, ceiling light point, double glazed window to the rear aspect and central heating radiator.

Bathroom

5'2" max x 9'11" max (1.593 max x 3.037 max)

With double glazed obscured window to the rear aspect, ceiling spotlight points, tiled flooring, central heating radiator, low flush WC, bath with mixer tap over and mains powered shower above, tiling to splash back areas, wash hand basin on pedestal with mixer tap over and ceiling spotlight points.

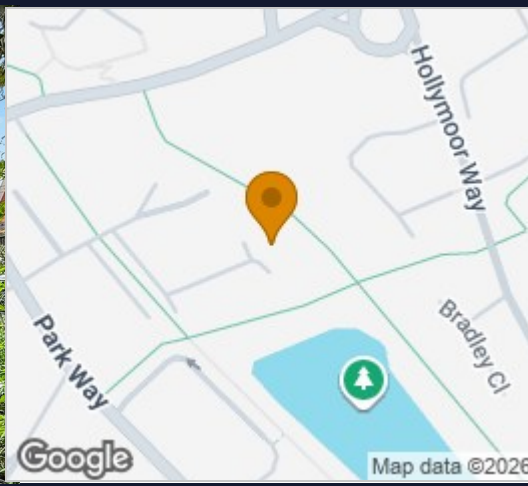
Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.

Council Tax

According to the Direct Gov website the Council Tax Band for 20, Lakewood Drive, Kings Rubery, Birmingham, B45 9WE is band E and the annual Council Tax amount is approximately £2,876.09, subject to confirmation from your legal representative.





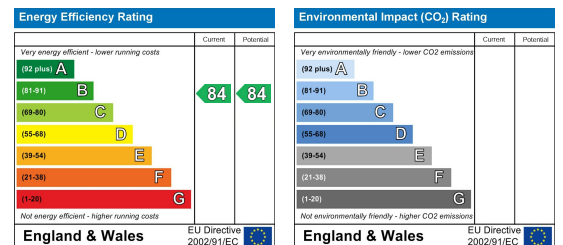
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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