



70 Lomaine Drive

Kings Norton, Birmingham, B30 1AJ

Offers In The Region Of £260,000



WOW! STUNNING MODERN HOME – THREE EXCELLENT BEDROOMS – MUST VIEW! Step inside No. 70 Lomaine Drive and discover a truly impressive home—beautifully designed throughout, thoughtfully upgraded, and offering far more space than first meets the eye. With a landscaped driveway, stylish interiors, and a superb rear garden, this is the definition of a ‘turn-key’ property. Perfectly positioned, you’re just a short walk from Kings Norton train station with excellent commuter links, while Bournville, Stirchley, Cotteridge, and Kings Norton are all close by. There are also a range of well-regarded schools and local parks within easy reach. The property itself briefly comprises: a landscaped driveway, welcoming entrance hall, utility room, re-fitted kitchen, spacious lounge, and a fantastic rear garden. To the first floor are two generous double bedrooms, a further well-proportioned single bedroom, ample storage, and a modern family bathroom. Homes of this quality generate strong interest—contact our Bournville team today to arrange your viewing!



Approach

This beautifully presented and much improved three bedroom mid terrace is approached via a front driveway providing off street parking with low maintenance blue slate and landscaped pathway leading to a landscaped front garden with block paving and decorative flowerbeds to borders and leads to a PVC double glazed front entry door with accompanying side window opening into:

Entrance Vestibule and Hall

With two ceiling light points, laminate wood floor covering, central heating radiator, stairs with decorative balustrading to first floor, door opening into storage cupboard, door opening into utility room and further glazed interior door opens into kitchen.

Utility Room

4'01" x 4'05" (1.24m x 1.35m)

With plumbing facility for washing machine and tumble dryer, wall mounted Worcester Bosch combination boiler, frosted double glazed window to the front aspect, ceiling light point and in-built shelving.

Refurbished Kitchen

12'04" max x 10'11" to door recess (3.76m max x 3.33m to door recess)

A superb refurbished kitchen comprising a sage coloured matching wall and base units with marble effect work surfaces over, display units, under

cupboard lighting, ceramic sink and drainer with hot and cold mixer tap, space facility for fridge freezer and dishwasher, integrated oven and four ring burner gas hob with in-built extractor over, ceiling light point, laminate wood effect floor covering, under stairs storage cupboard, tiling to splash backs, double glazed window to the front aspect, continued laminate wood floor covering and contemporary wall mounted radiator.

Living Room

17'09" x 13'04" to recess (5.41m x 4.06m to recess)

This superb south facing living room with two ceiling light points with ceiling rose, cornice to ceiling, two central heating radiators, inset decorative fireplace on marble effect hearth and surround and wooden mantle piece, in-built shelving to alcoves and double glazed French doors with accompanying picture floor to ceiling double glazed window giving views and access to the rear garden.

Rear Garden

With an initial full width block paved patio being an excellent sun trap, then wooden sleeper retaining wall and steps leads up to the main garden area with lawns and flowerbed and to the rear are further sleeper retaining wall and steps leading to a block paved patio for further outside seating and entertaining area and being finished with panel fencing to all borders.

First Floor Accommodation

From hallway staircase with balustrades gives rise to the first floor landing with walk-in storage cupboard providing excellent storage, loft access point, ceiling light point and doors opening into:

Bedroom One

10'06" x 9'07" (3.20m x 2.92m)

With double glazed windows to the rear aspect, central heating radiator, ceiling light point and walk-in wardrobe providing excellent storage space.

Bedroom Two

12'11" to rear of wardrobe x 11'06" (3.94m to rear of wardrobe x 3.51m)

With laminate wood floor covering, double glazed window to the front aspect, ceiling light point, central heating radiator and sliding mirror fronted wardrobe.

Bedroom Three

8'06" x 7'11" (2.59m x 2.41m)

With double glazed window to the rear aspect,

ceiling light point, walk-in storage cupboard with further storage space and central heating radiator.

Bathroom

6'03" x 7'11" (1.91m x 2.41m)

With panel bath with hot and cold taps and electric shower over, wash hand basin on pedestal with hot and cold taps, push button low level WC, frosted double glazed window to the front aspect, heated ceramic towel rail, ceiling light point, mosaic style tiling to walls and slate effect tiled floor.



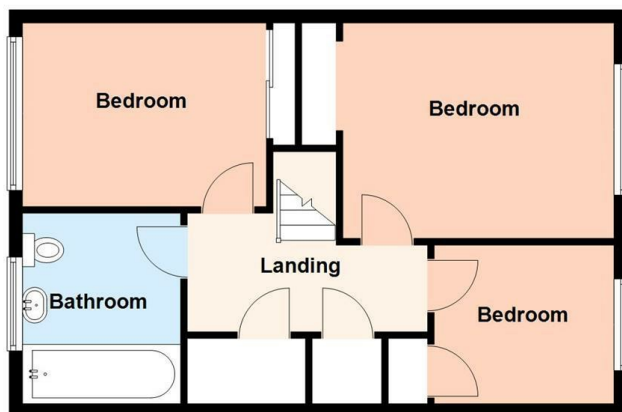


Floor Plan

Ground Floor



First Floor



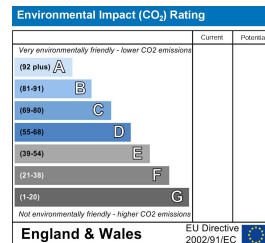
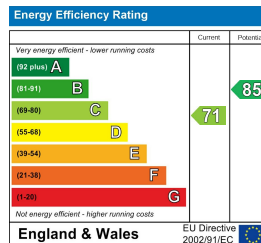
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

Viewing

Please contact our Bournville Office on 0121 458 1123 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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk