

Bill Tandy

DRAFT

10 Lawrence Drive, Minworth, Sutton Coldfield, West
Midlands, B76 9AX

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**10 Lawrence Drive, Minworth,
Sutton Coldfield, West Midlands, B76
9AX**

£295,000

This lovely traditional semi detached family home enjoys a very peaceful cul de sac location within a popular area of Minworth. Hiding behind its attractive traditional style frontage, the generous property accommodation is very well presented and offers tremendous scope and potential. Beyond the house itself is a particular surprise as the garden expands to a very generous proportion, ideal for a gardening lover. The first floor has three bedrooms together with a fully tiled bathroom, and there is UPVC double glazing and combination gas central heating. The scope and potential in the house, particularly given its very generous plot, is compelling, and the property would ideally suit an aspiring family buyer. Available with the benefit of no upward chain, and the potential for an early completion, viewing of this very deceptive family home is strongly recommended.



ENCLOSED ENTRANCE PORCH

approached via a glazed entrance door and side screens and having tiled floor, light point and inner door opening to:

RECEPTION HALL

having stairs leading off, radiator, meter cupboard and door to:

SITTING ROOM

4.40m x 3.74m (14' 5" x 12' 3") having UPVC double glazed window to front, double radiator, central stone fireplace with gas living flame fire and T.V. plinth with slate top, coving, three wall light points and double doors opening to:

DINING ROOM

3.13m x 3.03m (10' 3" x 9' 11") having radiator, coving and sliding double glazed doors through to:

CONSERVATORY

2.83m x 1.88m (9' 3" x 6' 2") having sealed unit double glazed window to rear, glazed door to side, radiator and light point.

KITCHEN

3.00m x 2.50m (9' 10" x 8' 2") having pre-formed work surface space with base storage cupboards and drawers, wall mounted storage cupboard, large walk-in pantry store with light and shelving, built-in electric oven with four ring gas hob, radiator, single drainer sink unit with mixer tap, space for fridge, ceramic floor tiling, UPVC double glazed window to rear, comprehensive ceramic wall tiling, timer for central heating and glazed door to:

LOBBY

2.70m x 1.40m (8' 10" x 4' 7") having door through to:



FITTED GUESTS CLOAKROOM

having low level W.C., corner wash hand basin, wall mounted Vaillant combination gas central heating boiler, plumbing for washing machine and comprehensive ceramic floor and wall tiling.

FIRST FLOOR LANDING

having UPVC double glazed window to side and loft access hatch with pulldown loft ladder leading to a boarded loft space. Doors lead off to:

BEDROOM ONE

4.06m x 3.15m (13' 4" x 10' 4") having a range of fitted wardrobes and overhead storage cupboards, matching bedside cabinets and dressing table, built-in store cupboard, radiator and two UPVC double glazed windows to front.

BEDROOM TWO

3.78m x 3.00m (12' 5" x 9' 10") having fitted wardrobes, overhead storage cupboards and dressing table, radiator and UPVC double glazed window to rear.



BEDROOM THREE

3.00m x 2.50m (9' 10" x 8' 2") having UPVC double glazed window to front, radiator and built-in store cupboard.

BATHROOM

fully tiled and having a panelled bath with thermostatic shower fitment over, wash hand basin, W.C., radiator, obscure UPVC double glazed window to rear and built-in linen cupboard with radiator.

OUTSIDE

The property is set back off the road with a block paved driveway frontage providing parking for several cars. To the rear is a very generous superb sized rear garden having generous patio area including covered area and decorative wall leading onto the garden which is set principally to lawn with feature garden ponds and rill, useful greenhouse, storage shed and workshop and pigeon lofts. The garden has a lovely open aspect with fenced perimeters and a good degree of privacy.



GARAGE

7.30m max overall x 3.80m max tapering to 2.70m (23' 11" max overall x 12' 6" max tapering to 8' 10") having up and over entrance door, fluorescent light, power points, useful work bench, shelving and double glazed door to garden.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



10 LAWRENCE DRIVE, MINWORTH B76 9AX

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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