



Lawrence Drive

Minworth, Sutton Coldfield, B76 9AX

Offers Over £365,000

# Property Features

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- Superb Semi-Detached Family Home
- Immaculate Finishes Throughout
- Tasteful Family Lounge & Sitting Room
- Contemporary Kitchen/Diner
- Downstairs Shower Room & Utility
- Three Well-Proportioned Bedrooms
- Sleek Family Bathroom
- Attractive Rear Garden
- Well-Regarded Location
- Freehold

## Full Description

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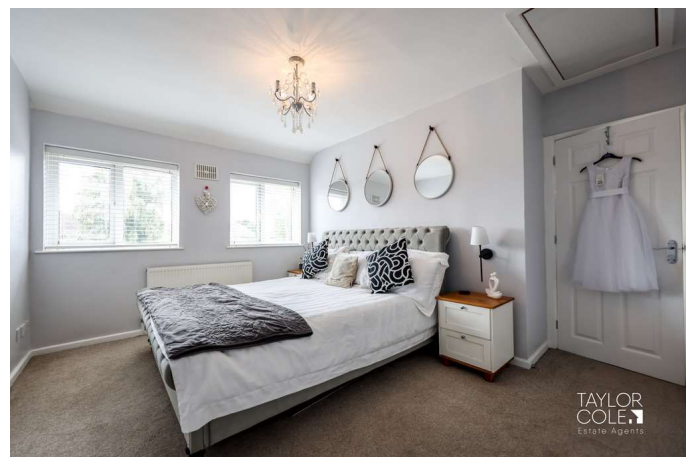
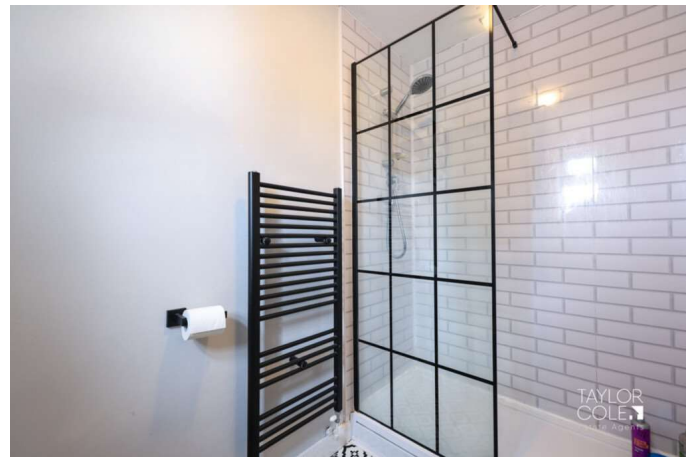
Situated within this cul-de-sac setting, this deceptively spacious three bedroom semi-detached family home offers a blend of comfort and convenience. Just a short distance from local schools, shopping amenities, and excellent commuting links, this property is perfectly situated for modern family life.

### THE FORE

At the front of the property, a block-paved driveway provides ample off-road parking, with access to both a side entrance gate and the front entrance door.

### GROUND FLOOR

Upon entering the welcoming front entrance hall, you are greeted by the staircase leading to the first-floor landing. Doors from the hallway lead into the modern downstairs shower room and the spacious living room, which features a window overlooking the front aspect, floor space for freestanding furniture, and a charming feature fire display. Also accessed from the hall is the kitchen which boasts a stunning view of the beautiful garden and is fitted with a matching range of base units, drawers and wall units for excellent storage solutions, and recesses for appliances. The kitchen also accommodates a dining table and has a door leading to a useful utility room. The utility room continues with matching base and wall units and includes a retractable clothesline with a humidifier extractor for indoor drying. The separate sitting room connects the kitchen / dining area and the living room and is currently utilised as a home office which opens out to the rear patio through double doors.



#### LIVING ROOM

14' 05" x 12' 01" (4.39m x 3.68m)

#### KITCHEN / DINING AREA

19' 07" x 10' 08" (5.97m x 3.25m)

#### UTILITY ROOM

10' 05" x 5' 04" (3.18m x 1.63m)

#### SITTING ROOM

9' 10" x 10' 03" (3m x 3.12m)

#### DOWNSTAIRS SHOWER

4' 07" x 7' 07" (1.4m x 2.31m)

#### FIRST FLOOR

The first floor landing gives access to two double bedrooms and the single third bedroom, presently used as a dressing room with an impressive array of fitted wardrobes. The family bathroom, also off the landing, features a matching three-piece suite.

#### BEDROOM ONE

13' 03" x 12' 02" (4.04m x 3.71m)

#### BEDROOM TWO

11' 01" x 12' 03" (3.38m x 3.73m)

#### BEDROOM THREE

9' 10" x 8' 02" (3m x 2.49m)

#### FAMILY BATHROOM

6' 03" x 7' 07" (1.91m x 2.31m)

#### THE REAR

The stunning rear garden greets you with a wraparound patio, perfect for outdoor seating and entertainment. A tiki-style outdoor bar enhances the space, while a large lawn area extends to all the boundaries, providing ample garden space with surrounding borders and a variety of evergreens and shrubbery throughout.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

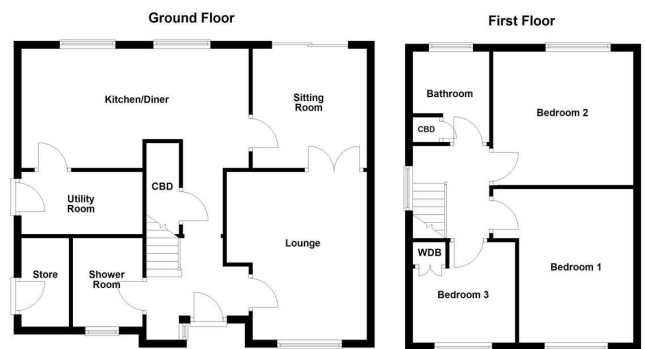
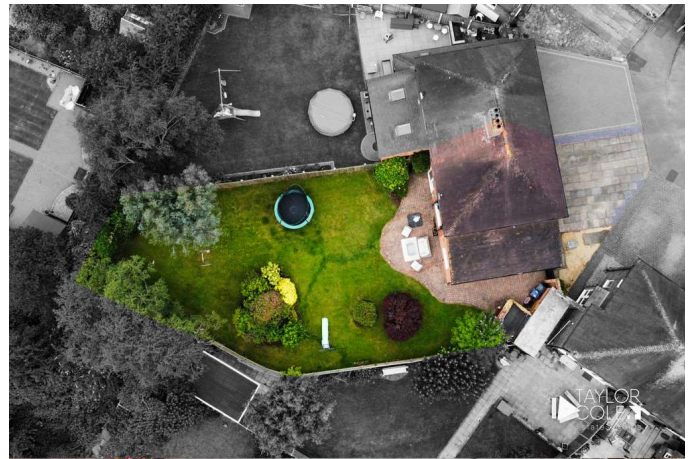


## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements