



Lovett & Co.  
estate agents



Gainsborough Crescent  
Great Barr





Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom semi-detached property with stunning contemporary open-plan layout.

The property has been lovingly updated throughout by the current owners with most of the renovation work carried out around 10 years ago which included a full property rewire and gas central heating system and boiler, re-plastering work and open planning the ground floor. More recently (2 to 3 years ago) the window and doors were replaced. The attic has also been fully boarded, with pull down ladder, Velux skylight, electric and light points as well as having an electric fireplace and Celofex insulation, making it an ideal hobby space.

Internally, the property briefly comprises: entrance hallway, open plan lounge, diner and kitchen, landing, three good sized bedrooms and the modern fitted bathroom. There is also a guest WC, utility and garage/workshop to the outside of the property.

Externally, there is the large driveway offers parking for at least three cars with access to the garage and the stunning south facing private rear garden features an extended decking area, ideal for entertaining guest and soaking up the sun, as well a generous lawn garden with mature planted borders and large shed to the rear.

It is situated in the north Birmingham suburb of Great Barr and is well placed to take advantage of the various road and rail network links nearby. The A34, a main route into Birmingham, is a short distance away and Junction 7 of the M6 is situated a mile or so to the north. Three railway stations, the nearest being Hamstead, provide convenient access to local and national rail connections.

#### **RECEPTION HALL:**

Accessed from canopy porch it features: composite entrance door, luxury Karndean flooring, ceiling light point, useful storage cupboard and under stairs cupboard, stair case with hidden remote controlled multi-colour LED lighting, door to the lounge area.







#### **LOUNGE TO DINING AREA:**

11' 2" x 23' 2" (3.41m x 7.07m)

Luxury fitted Karndean flooring throughout, bay window to the front, ceiling light points and spot down-lighters, dining area with feature fireplace (with gas connection), radiators, French doors to the rear garden, open plan to the kitchen.

#### **KITCHEN:**

8' 0" x 9' 4" (2.45m x 2.85m)

Range of matching wall and base units incorporating cabinets, drawers and luxury resin work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring induction hob with extractor hood, further integrated dishwasher and fridge, Karndean flooring, ceiling spot lights, window to the side, and stable style door to the garden.

#### **GUEST WC:**

Modern suite comprising: low level WC, cabinet wash hand basin with hot and cold mixer tap, light point and electric panel heater.

#### **UTILITY:**

8' 2" x 7' 3" (2.49m x 2.22m)

Fitted work top with space and plumbing for a washing machine, dryer and freezer, light and electric points, window to the rear and door to the decking area.

#### **GARAGE/WORKSHOP:**

8' 2" x 8' 0" (2.49m x 2.43m)

Electric remote controlled roller shutter front door, light and electric points.

#### **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to the side, loft access hatch with pull down ladder, doors off to three bedrooms and the family bathroom.

#### **BEDROOM ONE:**

10' 0" x 14' 6" into bay (3.05m x 4.41m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point and bay window to the front.

#### **BEDROOM TWO:**

10' 0" x 11' 0" (3.05m x 3.36m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.







### BEDROOM THREE:

7' 7" x 8' 11" (2.30m x 2.72m)

Carpeted flooring,, ceiling light point, radiator and window to the front.

### FAMILY BATHROOM:

Modern white suite comprising: bath with shower over and screen, wash hand basin set on cabinet unit, low level W/C, wall tiling and tiled flooring, ceiling spot lights, heated towel rail and window to the rear.

### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

