



MAXFIELD CRESCENT, LAWLEY



**Ground Floor**

**Entrance Hallway**

Enter the property via a composite / double glazed front door and having ceiling spotlights, a central heating radiator with a decorative cover fitted, laminate flooring, a smoke alarm, a carpeted stairway to the first floor, a double door storage cupboard and doors to the lounge, the kitchen/ dining room, the downstairs WC and an under-stairway storage cupboard.

**Lounge**

**16' 3" x 10' 2" (4.95m x 3.10m)**

Having two uPVC / double glazed windows one to the front aspect and a walk-in bay to the side aspect, ceiling spotlights, a central heating radiator, a media wall gas fire, laminate flooring, a telephone point, a television aerial point and an ethernet connection point.

**Kitchen/Dining Room**

**16' 3" x 10' 4" (4.95m x 3.15m)**

Being fitted with a range of gloss finished wall, base and drawer units with laminate worksurface over and matching upstands and having two uPVC / double glazed windows one to the front aspect and one to the rear aspect, both ceiling spotlights and a ceiling light point, under cabinet accent lighting, a central heating radiator, laminate flooring, a stainless steel sink with a mixer tap fitted and a drainer unit and numerous integrated appliances which include; an electric oven integrated in a tall cabinet, an electric hob with a stainless steel chimney style extraction unit over and a splashback behind, a washing machine, a dishwasher and an upright fridge/freezer.

**Downstairs WC**

Having a WC, a corner wash hand basin with a mixer tap fitted and a tiled splashback, a ceiling light point, a central heating radiator and laminate flooring.



## First Floor

### Landing

Having a ceiling light point, a central heating radiator, access to the loft space, carpeted flooring and doors to the three bedrooms and the family bathroom.

### Bedroom One

**13' 10" x 12' 9" (4.21m x 3.88m)**

Having two uPVC / double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe with sliding mirrored doors and a door to the en-suite shower room.

### En-suite Shower Room

Having an obscured uPVC / double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted and a tiled splashback, laminate flooring, a shaver point, an extraction unit and a fully tiled glass shower cubicle with an electric shower installed.

### Bedroom Two

**12' 4" x 10' 3" (3.76m x 3.12m)**

Having two uPVC / double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator, laminate flooring and a door to an over-stairway cupboard.

### Bedroom Three

**7' 3" x 6' 10" (2.21m x 2.08m)**

Having a uPVC / double glazed window to the side aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Family Bathroom

Having an obscure uPVC / double glazed window to the side aspect, ceiling spotlights, a chrome finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, a bath with a mixer tap fitted, fully tiled walls, laminate flooring, a shaver point and an extraction unit.

## Outside

### Front

Having courtesy lighting, a storm porch over the front entrance, a planted border and a gravel border.

### Rear

Being mainly lawn and having a patio seating area, security lighting, a cold-water tap and steps down to a wooden gate to the rear aspect which allows access to the driveway.

### Parking

Having a tarmac driveway to the rear of the property suitable for parking two vehicles.

## Agents Notes

Tenure – Freehold  
Council Tax Band – C

£240.00 per annum to be paid to Bournville Village Trust for the upkeep of verges.

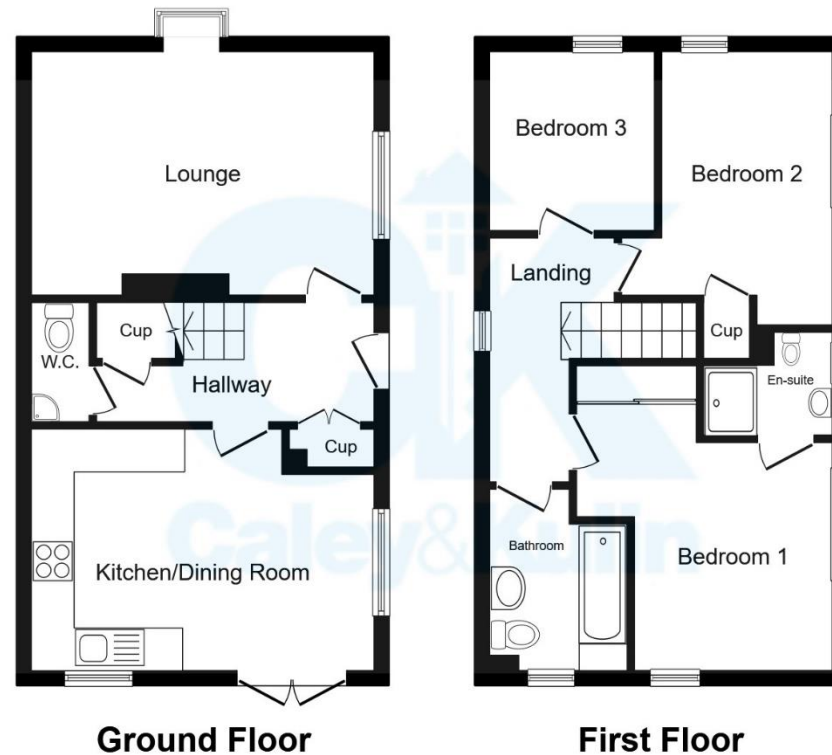








\* An immaculately presented three-bedroom, detached home located in a very desirable area \*



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**Council Tax Band:** C

**EPC Rating:** B

**Tenure:** Freehold

**Version:** CK1161/001



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