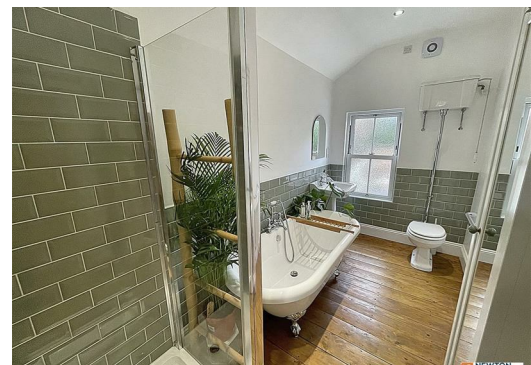
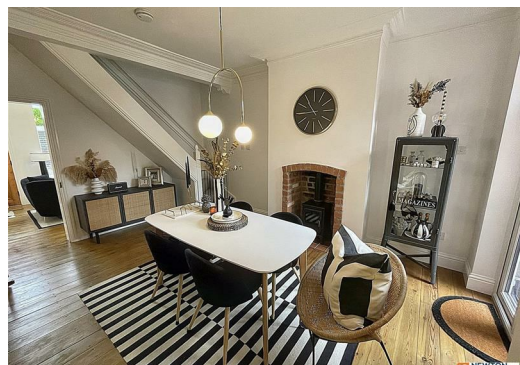




**NEWTON
FALLOWELL**

Lyndon Road,
Sutton Coldfield, B73 6BS
£389,500



**NEWTON
FALLOWELL**

Newton Fallowell are pleased to welcome this traditional property with a contemporary twist situated in a highly sought after location within Sutton Coldfield, Birmingham. Nestled in an exquisite location, this terraced home has plenty to offer with access to transport links to Lichfield and Birmingham on the local trainline and easy reach of local schools nearby. In addition, its is on the doorstep to the 2,400 acre Sutton Park, which is perfect for exploring. This family home on Lyndon Road highlights period features throughout. A low maintenance front garden welcomes the entrance to the property. On the ground floor of the property has a lounge, dining room, fitted kitchen/ utility area and guest W/C. The first floor consists of two bedrooms and a family bathroom. There is also a staircase in the bedroom heading to the loft space which is currently used as a an office / storage room. To the rear of the property is a landscaped patioed private garden.

This period terraced property is one not to be missed. Check out the virtual tour online and book a viewing today!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Approx Gross Internal Area
94 sq m / 1012 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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