



Lindon Road, Brownhills



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OIRO £175,000



## Key Features

- No chain
- Sizeable two bedroom property
- Large Kitchen
- Off road parking
- Low maintenance outdoor areas
- Brick outbuilding with mains power
- EPC rating D
- Freehold





**\*\*\*TWO BEDROOM TRADITIONAL PROPERTY\*\*\*** Located on the Walsall Wood border, in between Brownhills and Aldridge, which is a short drive away, offering boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre. The area has several good primary and secondary schools.

The property has had a new boiler and rewire and the current owners have started renovations which require finishing, allowing the new owner to customise to their requirements.

This property briefly comprises; entrance hallway, 2 reception rooms, kitchen, two double bedrooms and shower room.

Early viewing is highly recommended.

Tenure: Freehold

Council tax band: B

EPC: D

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you

require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort, will carry out the initial checks on our behalf. The non-refundable cost is £30 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.







### Frontage

Traditional style property having brick wall and gate giving access to the path leading to front door. There is also a path and gate at the side of the property giving access to the rear.

### Reception One 3.63m x 3.63m (11'11" x 11'11")

Reception room with window over looking the front aspect and leading to the kitchen.

### Reception Two 3.63m x 3.93m (11'11" x 12'11")

Second reception room with window over looking the front aspect and leading to the kitchen.

### Kitchen 2.67m x 6.41m (8'10" x 21'0")

Large kitchen having fitted wall and base units, large pantry cupboard and windows overlooking the rear aspect.

### Bedroom One 3.66m x 3.98m (12'0" x 13'1")

Double bedroom with large window allowing in plenty of natural light.

### Bedroom Two 3.67m x 3.7m (12'0" x 12'1")

Double bedroom with large window allowing in plenty of natural light and a storage cupboard.

### Shower Room 2.39m x 3.75m (7'10" x 12'4")

Large shower room having a newly fitted shower cubicle with mains shower, drawer vanity basin and w.c.

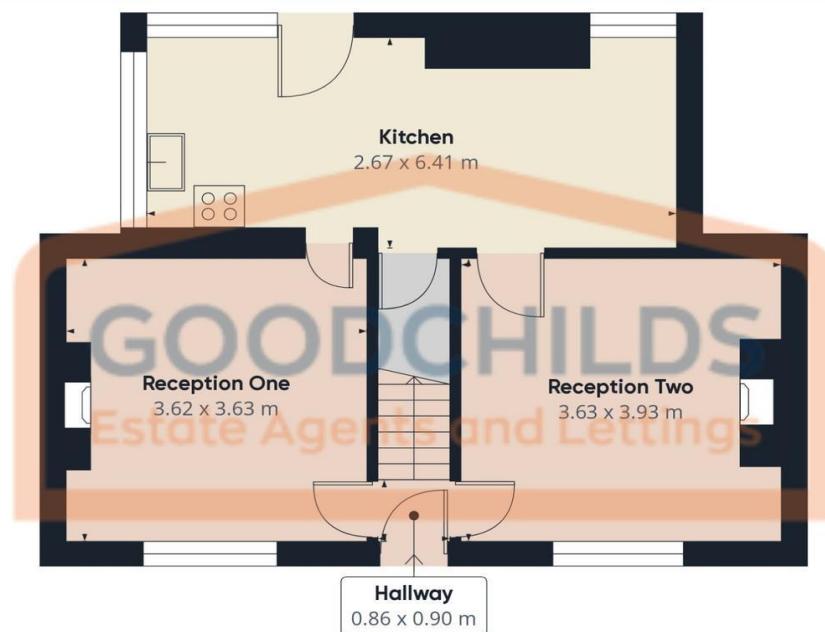
### Rear Garden

To the rear of the property is an outdoor courtyard area with a gate leading to a brick built outbuilding having PVC door and electrics. There is also parking for up to 4 vehicles.



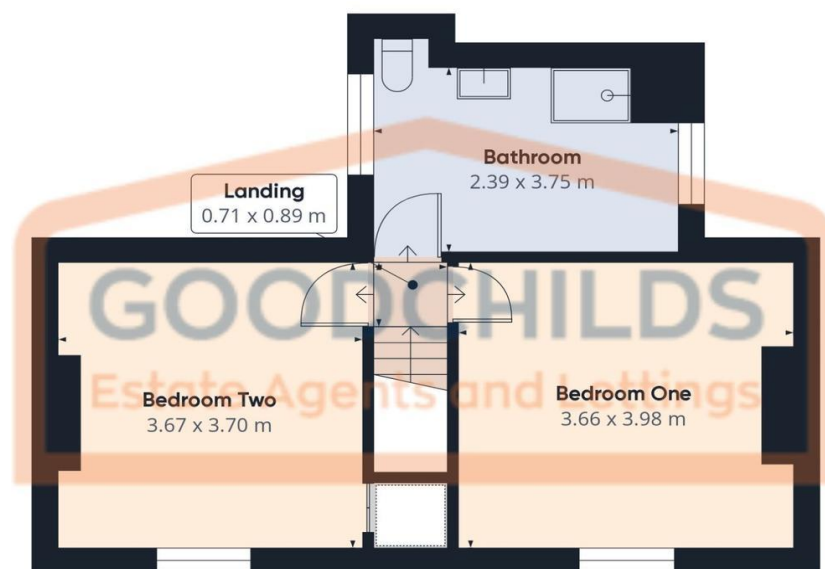






Ground floor

**Approximate total area<sup>(1)</sup>**  
82.66 m<sup>2</sup>



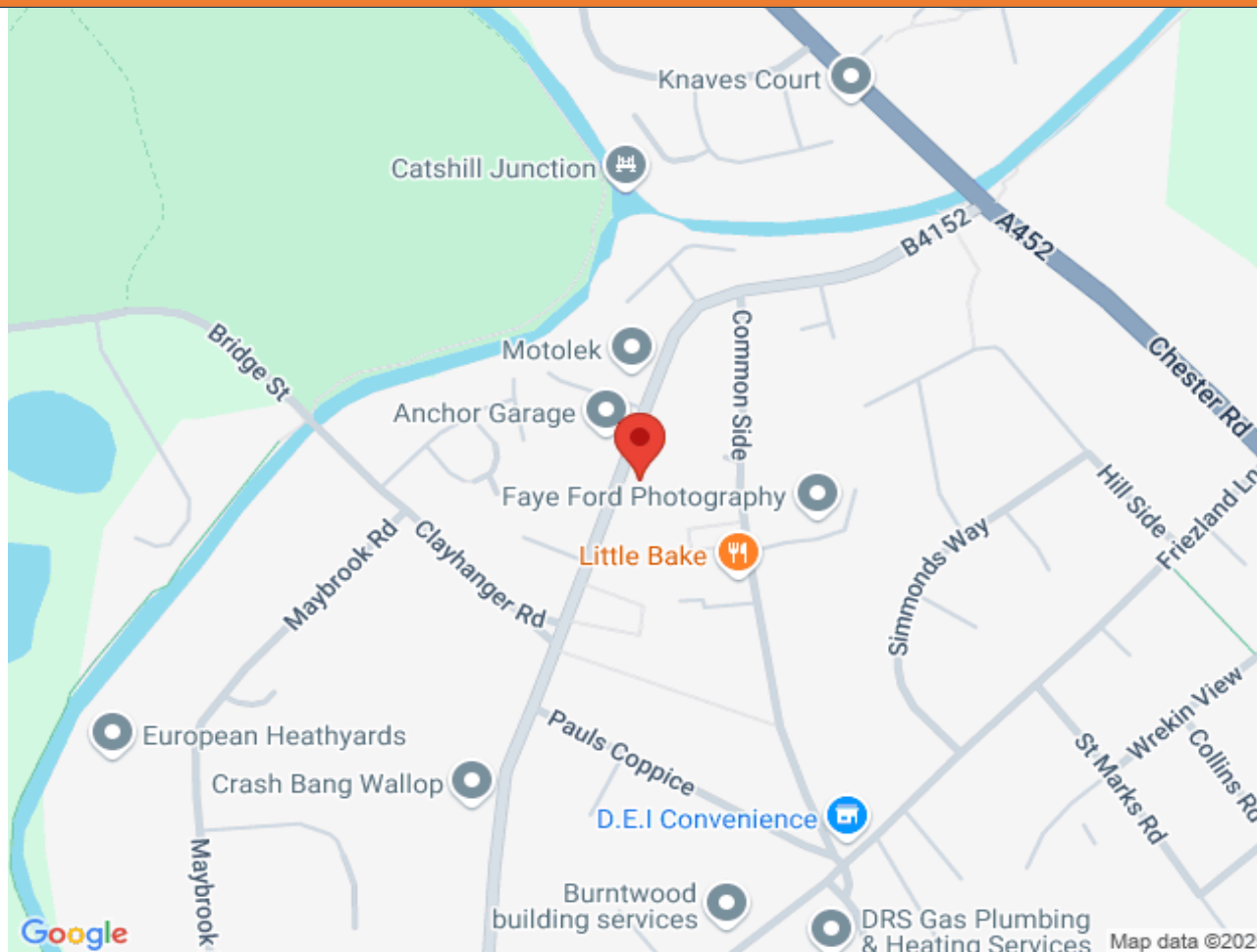
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

