



## 71 Lindridge Drive, Sutton Coldfield, B76 9RJ

**£280,000**

Well presented terrace property in the popular location of Minworth. In brief the property comprises porch, entrance hallway, downstairs wc, lounge, kitchen diner, three bedrooms, bathroom, separate wc, garden and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

## Approach

Artificial lawn fore garden and block paved driveway providing off road parking.



## Porch

Double glazed with door to fore.

## Office

Double glazed door to fore and ceiling light point.



## Entrance Hallway

Ceiling light point, radiator, storage cupboard and stairs to first floor accommodation.

## Downstairs WC

Low level wc, wash hand basin and ceiling light point.



## Lounge

14'11" x 13'02" (4.55m x 4.01m)

Double glazed window to conservatory, two ceiling light points and radiator.



## Kitchen Diner

19'07" x 8' (5.97m x 2.44m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, integrated hob, oven and fridge freezer, cupboard housing boiler, double glazed window to fore, double glazed window and door to rear, radiator and two ceiling light points.



## Conservatory

21'05" x 7 (6.53m x 2.13m)

Double glazed with door to rear.

## Landing

Ceiling light point, double glazed window to front and storage cupboard.



## Bedroom One

13'04" x 9'08" (4.06m x 2.95m)

Double glazed window to rear, radiator, ceiling light point and built in wardrobes.



## Bedroom Two

7'04" x 13'04" (2.24m x 4.06m)

Double glazed window to rear, radiator and ceiling light point.



## Further Information

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 Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

**Money Laundering Regulations:** intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

**Council Tax Band - C**

**EPC Rating - C**

## Bedroom Three

13'04" x 5'06" (4.06m x 1.68m)

Double glazed window to rear, radiator, ceiling light point and access to boarded loft with pull down loft ladders.



## Bathroom

Double glazed window to fore, free standing bath, wash hand basin, separate shower cubicle with shower over and ceiling light point.



## Separate WC

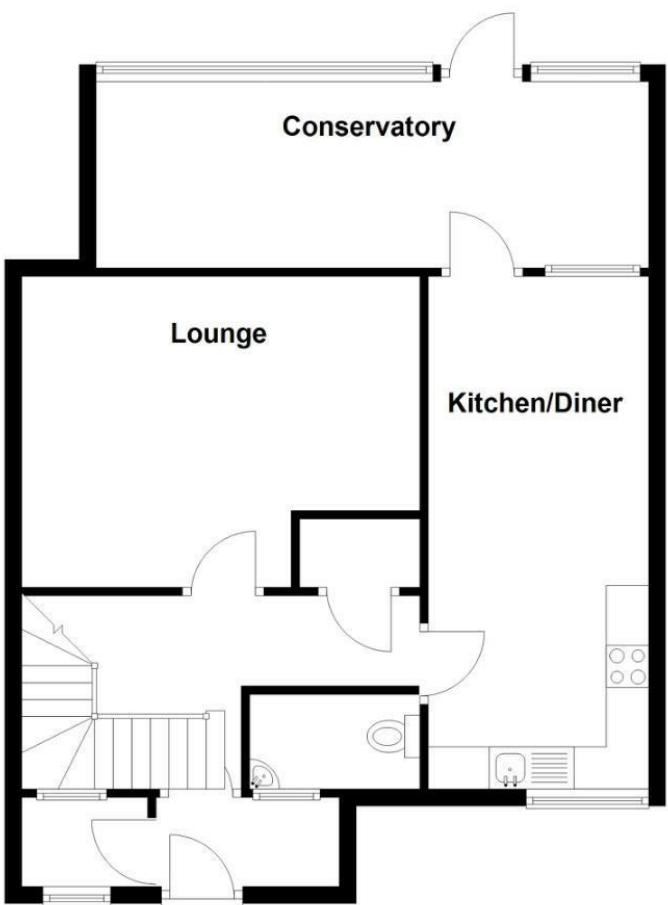
Double glazed window to fore, low level wc and ceiling light point.

## Rear Garden

Paved patio area, gated access to side entry, artificial lawn and enclosed to boundaries.

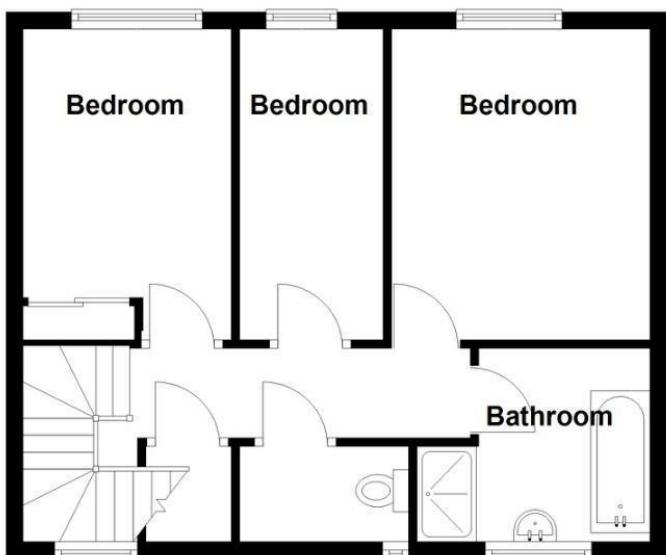
## Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)

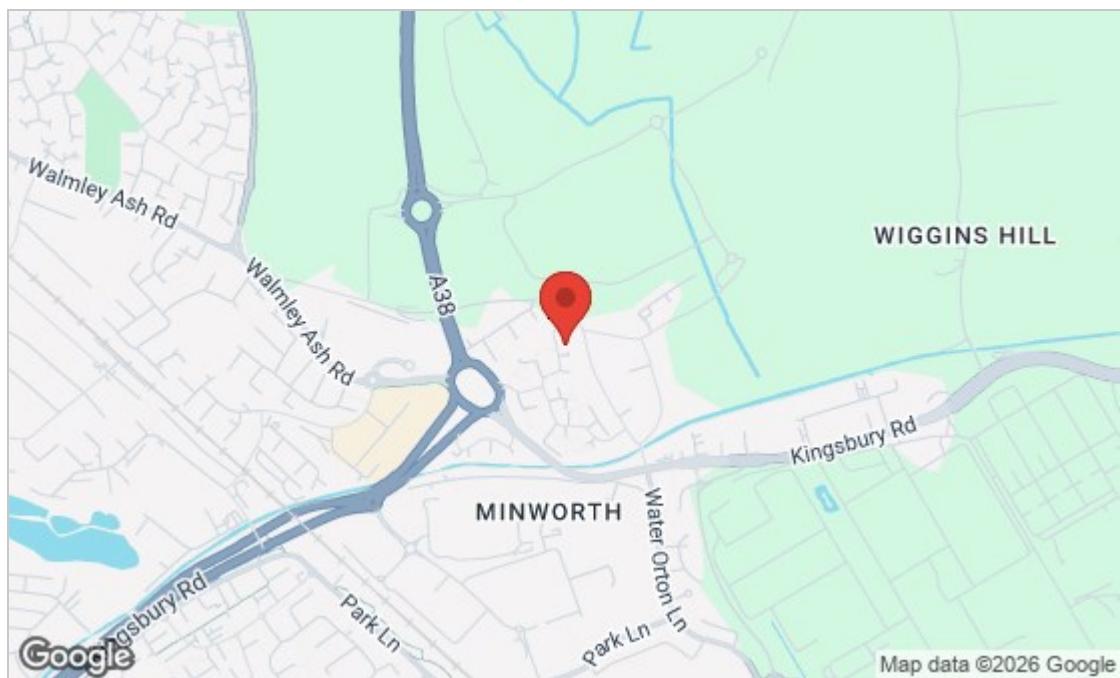


## First Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



Total area: approx. 109.3 sq. metres (1176.0 sq. feet)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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