



Lindenwood, Sutton Coldfield, West Midlands



1 Lindenwood, Sutton Coldfield **B73 6DD**

The town of Sutton Coldfield provides an excellent choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School.

Sutton Park is within walking distance and is a designated Site of Special Scientific Interest. It comprises 2,800 acres, an 8-mile perimeter and offers great scope for walking, golf and a variety of other outdoor pursuits.

One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC.



Guide price: £1,200,000

Tenure: Freehold

Local authority: Birmingham City Council

Council tax band: G



The Property

- A detached family home built in the 1960s with well-presented interiors and a flexible layout.
- A substantial gated driveway with ample space for multiple vehicles and an electric car charging point to the front of the property
- The spacious accommodation extends to 2,793 sq. ft. (259 sqm) in total
- Beautifully fitted open-plan kitchen with a large dining area
- Delightful garden/sitting room with stunning garden views and doors leading out to the rear garden
- Utility room with WC and side access
- A large office with separate access, could easily be converted to a self-contained suite, perfect for multi-generational living
- Principal bedroom suite with spacious en suite bathroom and walk-in wardrobe
- Generous bedroom accommodation with flexible use set over two floors
- Useful storage cupboards throughout the property
- Spacious first floor bedroom two, ideal as a hobby room/studio if preferred
- Landscaped wrap-around gardens extending to 0.35 acres
- Double garage with electric doors and French doors leading out to the garden



Family room



Reception hallway



Kitchen diner



Flowing open plan space



Large, well fitted kitchen



Office

The large office with separate access, could easily be converted to a self-contained suite, perfect for multi-generational living.



Utility room



Walk-in pantry



Principal bedroom en suite



Principal bedroom



Bedroom two/studio



Bedroom three



Bedroom five



Ground floor bathroom



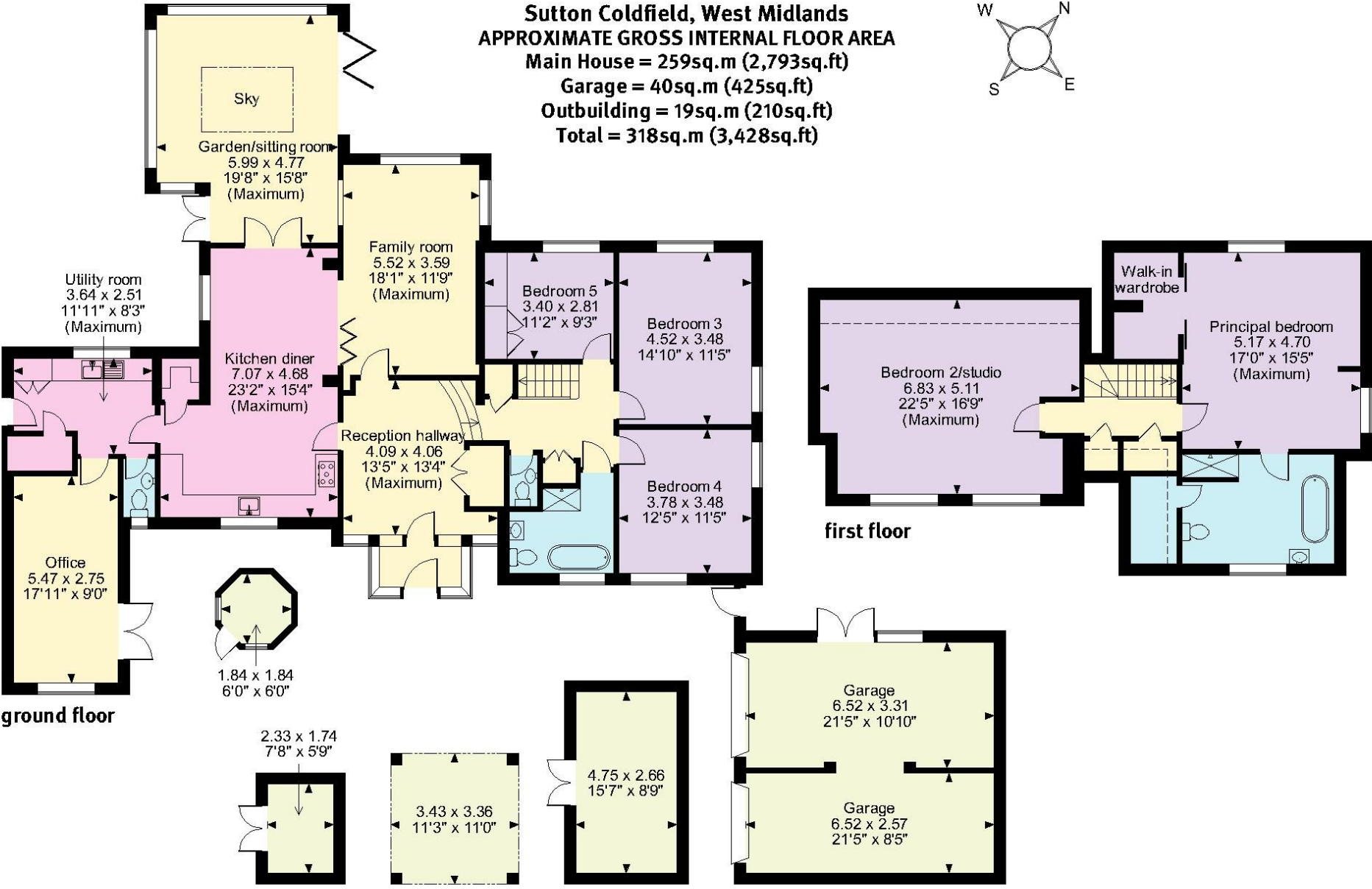
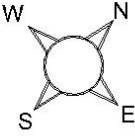
Generous landscaped wrap around gardens



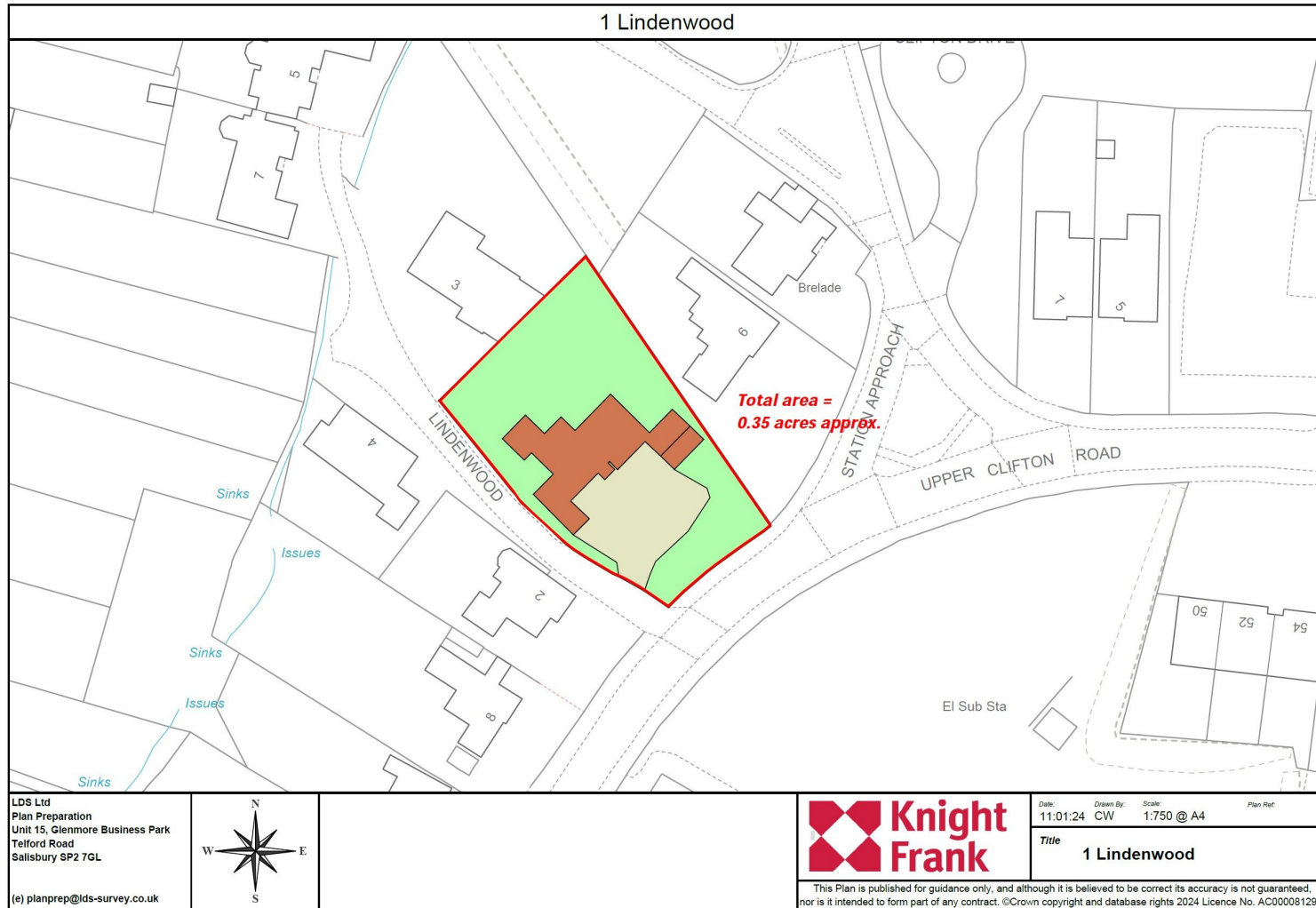




Sutton Coldfield, West Midlands
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 259sq.m (2,793sq.ft)
Garage = 40sq.m (425sq.ft)
Outbuilding = 19sq.m (210sq.ft)
Total = 318sq.m (3,428sq.ft)



--- Denotes restricted head height



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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