



4 LINDEN ROAD

BOURNVILLE, BIRMINGHAM B30 1JS

Robert  Powell
RESIDENTIAL SALES & LETTINGS



4 LINDEN ROAD

£650,000

BOURNVILLE

A greatly extended and much improved four bedroomed semi detached house in a popular location. Two reception rooms, fantastic open-plan kitchen/living/dining space, utility, downstairs WC, principal bedroom with en suite, three further bedrooms, and a family bathroom.

Situation

Linden Road is located within the highly desirable Bournville Village Trust Estate and is ideally situated for easy access to Birmingham City Centre which is some 5 miles distant along the nearby A38 Bristol Road. The University of Birmingham and The Queen Elizabeth Hospital are both within two miles, and local shopping is a mile away at Battery Retail Park and neighbouring Selly Oak Shopping Park including a large Sainsbury's supermarket, Marks and Spencer Food Hall, and retailers such as Next, Sports Direct, Halfords and Currys.

Description

4 Linden Road is an attractive early 1900's semi-detached house which has been comprehensively refurbished and extended in recent years by the present owners. Offering approximately 1,727 sq ft (160 sq m) of beautifully presented accommodation over two floors, the house is perfect for a buyer who is looking for something that is ready to move straight into without having to do any expensive and disruptive works.

The property is entered via a modern front door leading into the spacious reception hall. There is a large under stairs storage cupboard and the guest cloakroom WC has extensive full height fitted cupboards for further storage. The sitting room is a generous size and has three windows to the front as well as a fireplace with a wood burning stove. The second reception room is currently used as a study and music room but would also make for an ideal snug or playroom. It has a fitted desk with shelves above and two windows to the side.

The open-plan kitchen/dining/living room is perfect for modern family life and for entertaining, with plenty of space for a large dining table as well as a sitting area.

The kitchen itself is set to the rear with bi-folding doors opening out to the garden. There is an array of white gloss fronted base and wall units with contrasting work surfaces, and a central island unit with breakfast bar. Integrated appliances include electric oven and grill, 5 ring gas hob with extractor over, dishwasher, and fridge. Off the kitchen is the utility room which has further fitted base and wall mounted units, space and plumbing for a washing machine, and space for an American style fridge freezer.

On the first floor, the principal bedroom is a good-sized double room with large window to the front, bespoke built-in wardrobes, and a smart en suite shower room with shower enclosure, WC, and wash basin with vanity unit. The three further bedrooms share the well-appointed family bathroom which has bath with shower over, WC, and wash basin with vanity unit. The fourth bedroom has a cleverly designed ladder feature which affords access to a fully boarded and plastered attic room which has two rooflights to the rear and which is an ideal den for a teenager.

Outside

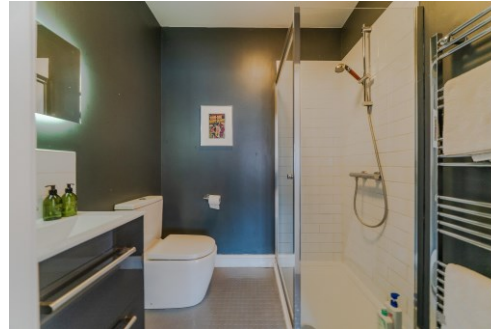
To the front of the house is a large driveway providing off road parking for three or four cars. To the rear is a cleverly landscaped garden which features a raised composite decked area providing an elevated view of the garden and beyond. Steps lead down to the main garden which has a lawned area with attractive Silver Birch trees, and several raised beds, as well as a substantial garden shed.

General Information

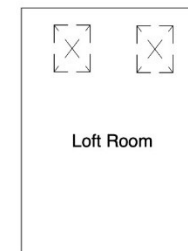
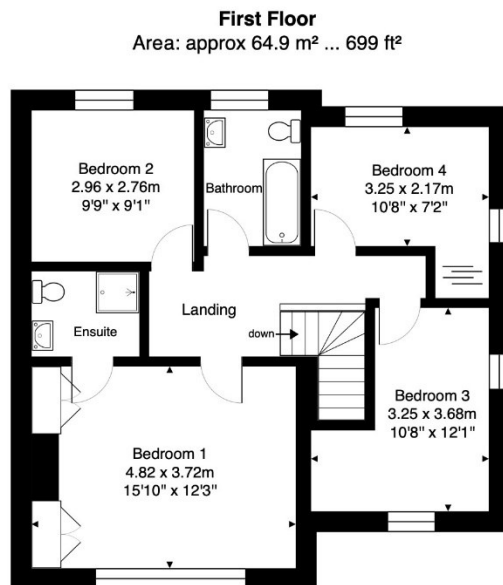
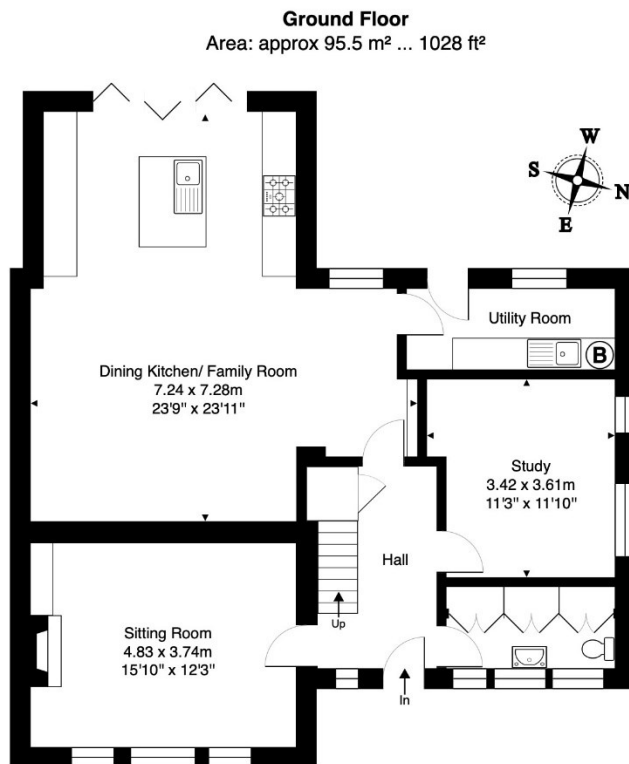
Tenure: The property is understood to be Freehold.

Council Tax: Band C.

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To view this property call Robert Powell on **0121 454 6930**



4 Linden Road, Bournville, Birmingham, B30 1JS.

Total Area: approx 160.4 m² ... 1727 ft²

All measurements are approximate and for display purposes only.
Area figures are approximate only.
Please verify any information to be relied upon.
Contact agent for more details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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