



7, LYNDON ROAD
SUTTON COLDFIELD - £350,000

chosen



Why this home is Chosen...

Introducing an exquisite 2-bedroom Victorian terrace property set to grace the market on the charming Lyndon Road in Sutton Coldfield. Nestled on one of the most picturesque roads in Sutton, this delightful home offers not only the timeless allure of a Victorian era residence but also an enviable location. Just a leisurely 2-minute stroll from Sutton Coldfield train station and the sprawling beauty of Sutton Park, this property combines the convenience of city commuting with the tranquility of green spaces. With its historical charm and proximity to essential amenities, Lyndon Road beckons as an idyllic place to call home.

A quick tour

Highlights of this stunning family home include:

- * Full of Victorian charm
- * Situated on a very picturesque and quiet road
- * Three reception rooms
- * Well fitted kitchen
- * Two good size bedrooms
- * Beautiful bathroom
- * Wonderful south facing garden
- * Just a short stroll to Sutton train station and park
- * Permit parking
- * Did we mention its chain free?



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Oozing with period charm

Introducing a stunning two-bedroom property, just hitting the market, tucked away behind a picturesque walled garden at the front.

As you step inside, the entrance welcomes you with a luminous and spacious lounge, boasting an original stained glass window and a period fireplace that exudes character and warmth. Continuing through, the dining room offers abundant space for a substantial dining table, where you can enjoy meals with garden views as your backdrop. The well-appointed kitchen seamlessly connects to a cozy reading area, complete with double doors that open to a south-facing garden, providing a tranquil retreat.

Upstairs, two generously sized bedrooms await, along with a charmingly appointed bathroom separate roll top bath and shower.

Featuring traditionally high ceilings and a plethora of original features, this property stands as a captivating exemplar of traditional charm, one that must be seen to truly appreciate its timeless allure.

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7 Lyndon Road, B73 6BS

Approximate Gross Internal Area = 80.5 sq m / 866 sq ft

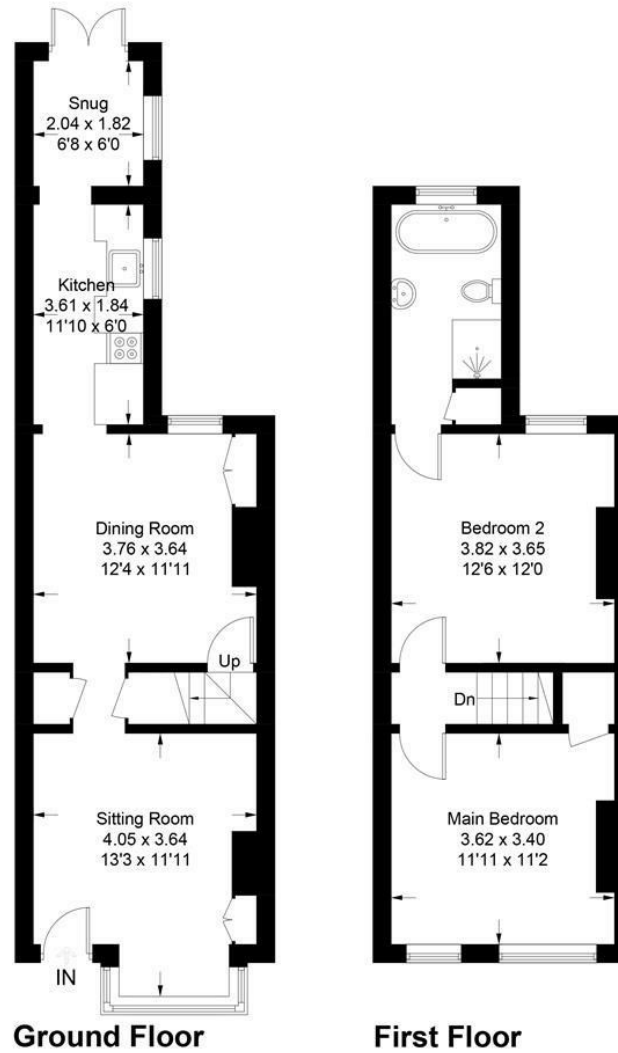


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1002901)

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Enquiries

7 Lyndon Road is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	76
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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