



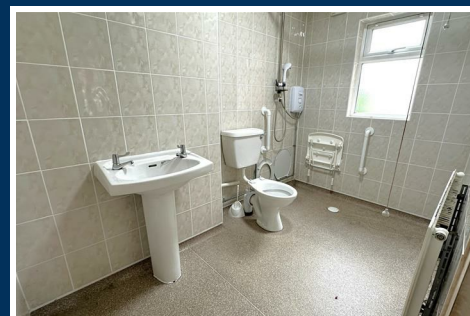
25 Lyndworth Road

Stirchley, Birmingham, B30 2UG

Offers In The Region Of £235,000



THREE BEDROOM END OF TERRACE, NO CHAIN AND CRICKET PITCH VIEWS! Situated in this popular area on the Pineapple Estate is this three bedroom, end of terrace home which is ready to be updated to buyers own tastes and also has lovely rear views over Lyndworth Cricket Club. Ideally located for all the area has to offer including nearby Stirchley, Moseley and Kings Heath with all of their well renowned amenities, alongside the excellent commuter links, which are soon to be further improved with the opening of the nearby Pineapple Road train station. You're also well placed for the areas local schools and parks, you couldn't be better placed! The house itself offers the following; mature front garden, entrance hall, living room with bay window, dining room and kitchen, ground floor wet room and a rear garden. To the first floor there are two good double bedrooms and good size single bedroom. To book your viewing please call our Bournville sales team. EPC Rating D and Council Tax Band B.



Approach

This three bedroom end terrace is approached via a side shared driveway and giving access to the rear garden and garage or from the disabled access brick built path leading to a double glazed front entry door opening into:

Entrance Vestibule

With laminate floor covering, ceiling light point, stairs to first floor landing and door opening into:

Living Room

13'11" x 17'1" (4.25 x 5.23)

With double glazed bay window to the front aspect, central heating radiator, ceiling light point, door opening into under stairs storage cupboard and open walkway into:

Breakfast Kitchen

10'9" x 9'6" (3.3 x 2.9)

With a selection of wall and base units with work surfaces, space facility for washing machine, integrated gas cooker (untested), integrated gas hob (untested), Hotpoint stainless steel extractor, wall mounted central heating radiator, stainless steel sink and drainer with hot and cold taps, double glazed window to the side aspect, tiling to splash backs, single glazed window and single glazed door giving views and access into sun room/lead-to and open walkway into:

Wet Room

9'5" x 4'11" (2.88 x 1.51)

With frosted double glazed window to the rear aspect, low flush WC, wash hand basin of pedestal with hot and cold taps, radiator, ceiling light point, wall mounted extractor and tiling to all splash backs.

Sun Room/Lean-To

10'2" x 6'6" (3.1 x 2)

With double glazed door with accompanying side window giving views and access to the rear garden and central heating radiator.

First Floor Landing

From hallway turning staircase gives rise to the first floor landing with loft access point, double glazed window to the side aspect, ceiling light point and doors opening into:

Bedroom One

13'10" x 11'6" (4.24 x 3.52)

With central heating radiator, double glazed window to the front aspect, door opening into over stairs storage cupboard and ceiling light point.

Bedroom Two

12'11" x 9'4" (3.95 x 2.85)

With double glazed window to the rear aspect, in-built cupboards to alcoves, ceiling light point, central heating radiator,

Bedroom Three

10'10" x 9'10" (3.32 x 3)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

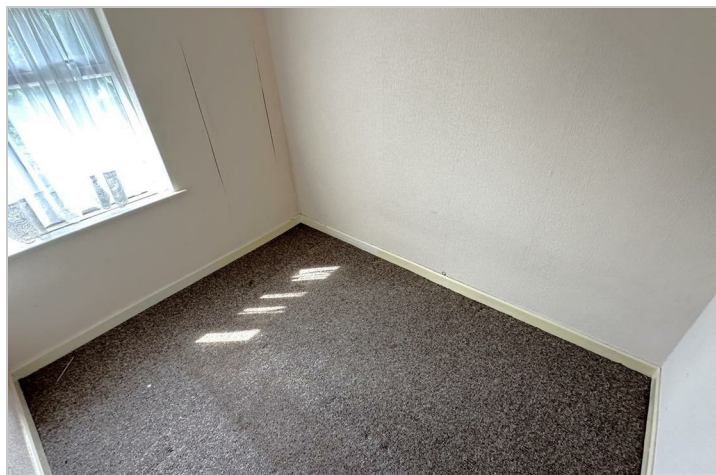
Rear Garden

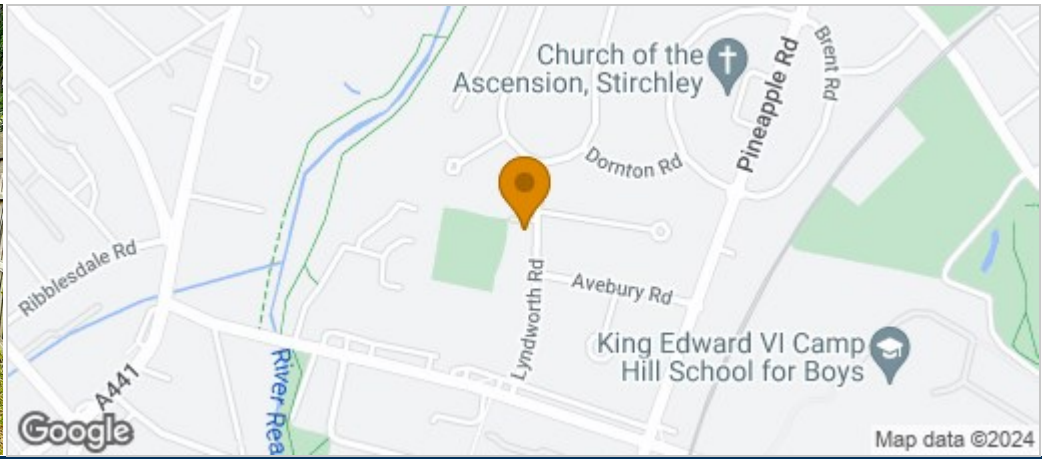
With a block paved patio then leading to a mainly mature lawn with panel fencing to borders.

Garage

unmeasured (unmeasured)

With metal up and over door.





Floor Plan

Lyndworth Road

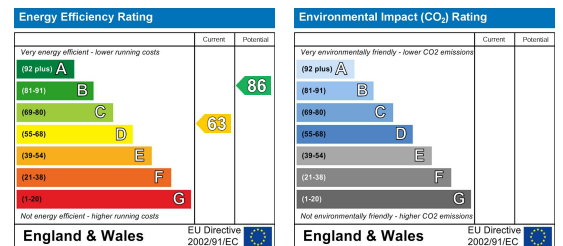
For illustrative purposes only, NOT to scale.



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.