



209 Lindsworth Road

Kings Norton, Birmingham, B30 3SD

Offers In The Region Of £325,000



Offering this three bedroom, semi-detached property situated in the popular Lindsworth estate area of Kings Norton being for sale with no upward chain. The property is located on the corner of Lindsworth Road and Pakefield Road and comprising: driveway, entrance porch, reception hallway, office area, open plan living dining room, 'L' shaped kitchen diner, utility room and shower room. To the first floor there are three bedrooms and the family bathroom. The property benefits from UPVC double glazing (where specified), central heating and mature rear gardens with side patio area and rear garage. Viewing is highly recommended to fully appreciate the accommodation on offer and can be arranged by contacting Rice Chamberlains - Kings Norton.



Approach

The property is on a corner plot and is approached via a block paved front driveway with decorative plants and shrubs to borders leading to a double glazed front entry door opening into:

Entrance Porch

With a wall mounted light point and further door opening into:

Hallway

With an obscured double glazed window to the side aspect, under stairs storage cupboard, stairs giving rise to the first floor accommodation, central heating radiator, wall mounted light point, cupboard housing the gas meter and further doors opening into:

Open Plan Living/Dining Room

10'10" max x 26'0" max (3.322 max x 7.938 max)

With a double glazed bay window to the front aspect, feature fireplace with brick built surround, two central heating radiators, two ceiling mounted light points, two wall mounted light points, sliding obscured double glazed door opening into:

Dining/Kitchen

17'0" max x 14'10" max (5.195 max x 4.529 max)

Being accessed from the hallway or the living room with central heating radiator, double glazed windows to the rear aspect, sliding door giving access into the utility and tiled flooring. Kitchen area with space facility for cooker, a selection of matching base units with work surface, stainless steel sink and drainer with mixer tap over, tiling to splash backs, space facility for fridge, two ceiling light points and ceiling strip light point.

Utility

10'1" x 5'11" (3.098 x 1.822)

With space facility for washing machine, double glazed window to the side aspect, circular sink with mixer tap over, wall mounted Worcester central heating boiler, part tiling to walls, tiled floor covering, ceiling light point and door giving access into:

Shower Room

5'2" x 5'10" (1.584 x 1.798)

With an obscured double glazed window to the side aspect, tiling to walls, low flush WC, corner shower cubicle with wall mounted shower over, central heating radiator, ceiling light point and tiled flooring.

Lobby Area

With tiled walls, double glazed window to the rear and side respectively and double glazed door giving access to the rear garden.

Home Office

9'6" x 5'11" (2.905 x 1.824)

With a double glazed window to the side access, ceiling light point and central heating radiator.

First Floor Accommodation

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

Bathroom

7'2" x 7'10" (2.192 x 2.403)

With a low flush WC, wash hand basin on pedestal with two taps over, bath with two taps over, tiling to walls, obscured double glazed windows to the side

and rear aspect, ceiling light point and central heating radiator.

Bedroom One

13'6" x 8'3" to front of wardrobes (4.124 x 2.529 to front of wardrobes)

With fitted wardrobes, double glazed bay window to the front aspect, two wall mounted light points and central heating radiator.

Bedroom Two

8'5" to front of wardrobes x 11'11" (2.580 to front of wardrobes x 3.646)

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

Bedroom Three

7'1" max x 7'8" max (2.182 max x 2.359 max)

With in-built storage with bed area, double glazed window to the front aspect, ceiling light point, wall mounted heater and central heating radiator.

Rear Garden

With a side block paved patio area and garden shed, mature lawned area with decorative flowerbeds, rear garage accessed from the side of the property and rear access gate.

Tenure

We believe the property is Freehold subject to Solicitors confirmation.





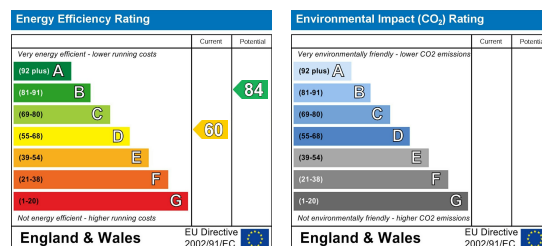
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.