



## 238 Lindsworth Road

Kings Norton, Birmingham, B30 3SB

Offers Over £295,000



**\*THREE BEDROOM SEMI DETACHED HOME!\*** Located in this popular location on Lindsworth Road, this lovely enlarged family home is Ideally located for access to all of the local places of interest including shops, amenities and the various transport links which are nearby. The property offers; driveway, porchway, entrance hallway, through lounge, guest WC, 'U' shaped kitchen and a mature rear garden. To the first floor there are two good double bedrooms both with bay windows, third single bedroom and three piece bathroom suite. Energy Efficiency Rating TBC. For further information or to arrange a viewing for this property, please contact our Kings Norton Office.



### Approach

The property is approached via a front paved driveway leading to front entry door with arched window above opening into:

### Porch

With ceiling light point, cupboard housing meters and glazed door opening into:

### Hallway

With a central heating radiator, stairs giving rise to the first floor landing, under stairs storage area, ceiling light point, laminate wood effect floor covering and doors opening into:

### Open Plan Living/Dining Room

26'1" max x 10'5" max (7.952 max x 3.191 max)

With double glazed bay window to the rear aspect, double glazed bay window to the front aspect, two central heating radiators, laminate wood effect flooring and two ceiling light points.

### Ground Floor WC

4'3" x 4'5" (1.298 x 1.347)

With tiled floor covering, double glazed obscured arch window to the front aspect, low flush bush button WC, central heating radiator, wall mounted wash hand basin with mixer tap and tiled splash back areas.

### U-Shaped Kitchen

14'5" max x 11'2" max (4.395 max x 3.424 max)

With tiled floor covering, two central heating radiators, space facility for fridge freezer, a selection of matching wall and base units, space facility for washing machine, space facility for slimline dishwasher, integrated oven with four ring burner gas hob with extractor over, double glazed window to the rear aspect, double glazed door giving access to the rear garden, cupboard housing Worcester combi boiler and ceiling spotlight point.

### First Floor Accommodation

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

### Bathroom

6'8" x 6'8" (2.033 x 2.041)

With tiled flooring, tiled walls, obscured double glazed window to the rear aspect, bath with mixer tap and mains shower over, wash hand basin with mixer tap over, low flush push button WC, wall mounted heated towel rail, ceiling mounted extractor fan and ceiling spotlight points.

### Bedroom One

10'6" x 10'0" (3.205 x 3.055)

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

### Bedroom Two

10'0" x 10'4" (3.055 x 3.165)

With double glazed window giving views of the rear garden, central heating radiator and ceiling light point.

### Bedroom Three

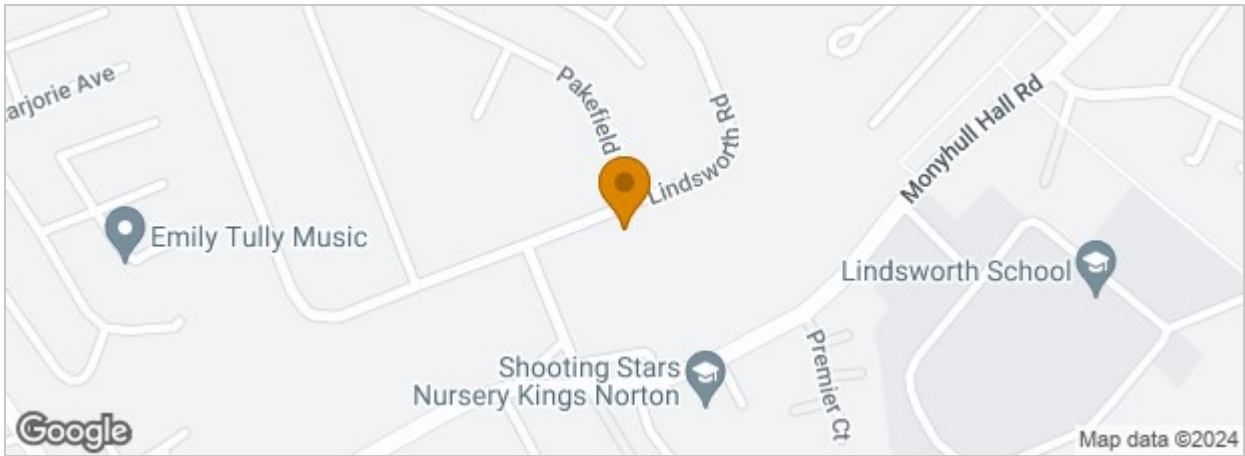
7'5" x 6'6" (2.271 x 1.985)

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

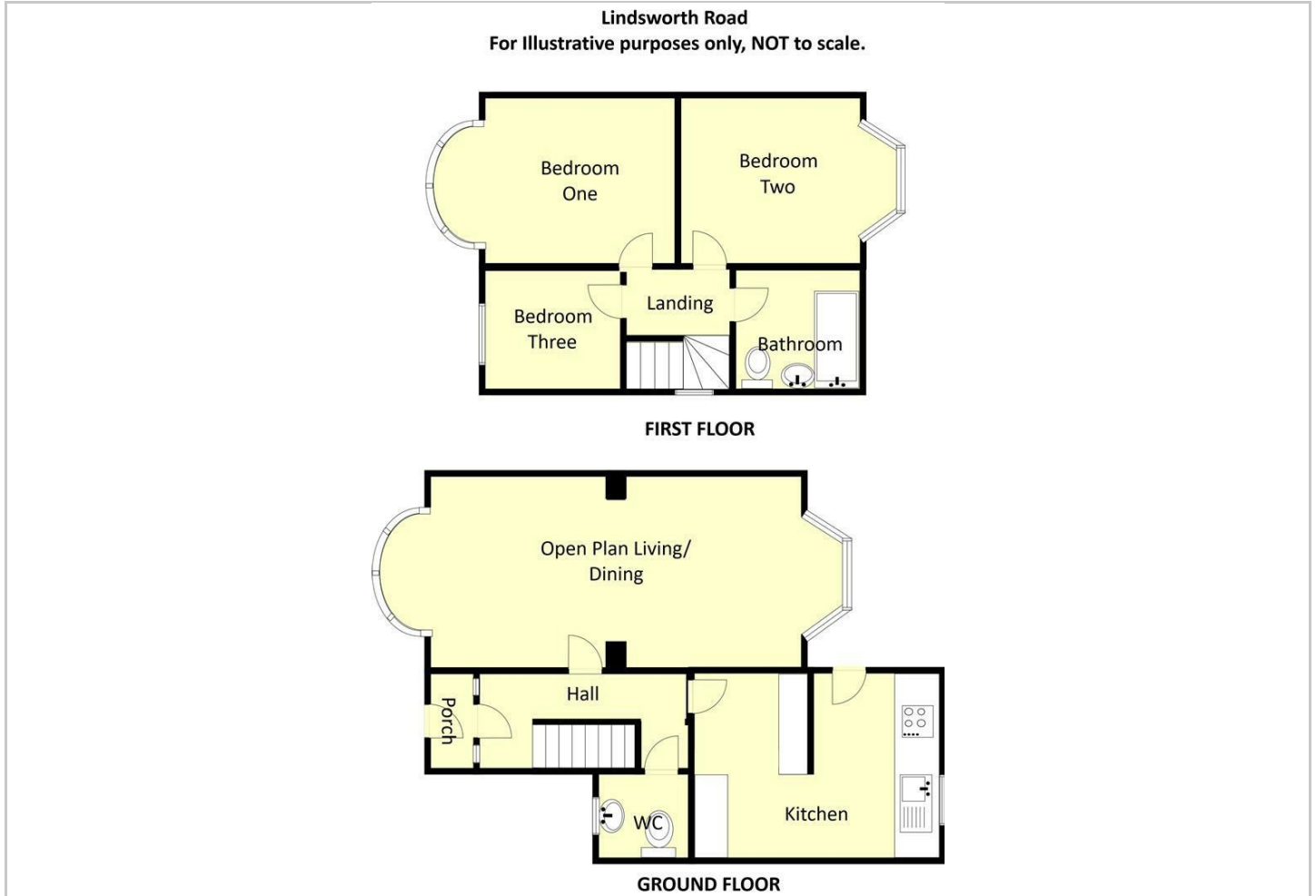
### Rear Garden

Being accessed from the kitchen leading to a block paved patio area leading to a mature lawned area with raised area to the rear with shed, panel fencing to borders and hedgerow.





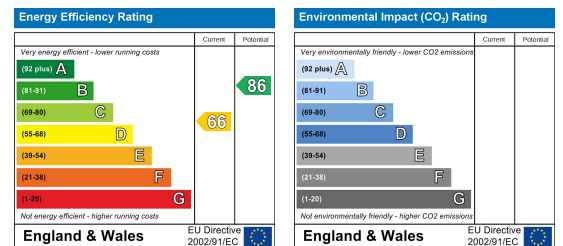
## Floor Plan



## 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.