



35 Lindsworth Road

Kings Norton, Birmingham, B30 3RP

Offers In The Region Of £285,000



THREE BEDROOM LINK SEMI DETACHED HOME! Located in this popular location on Lindsworth Road, this lovely 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, entrance hallway, living room with wood burner fire, open plan kitchen diner with French doors giving access to the rear garden, covered side passageway and rear garage access from a rear access road. To the first floor there are two good double bedrooms both with bay windows, third single bedroom and re-fitted shower room. The property further benefits from central heating, double glazing (where specified) and has been refurbished by the current owner. Energy Efficiency Rating E. For further information or to arrange a viewing for this property, please contact our Kings Norton Office.



Porch

The property is approached via a block paved front driveway with steps leading up to a storm porch leading to a front entry door with accompanying windows to the sides and above opening into:

Hallway

With a leaded light window to the side access, parquet flooring, central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation, under stairs storage cupboard housing the tumble dryer and door opening into:

Living Room

9'10" into chimney breast x 11'9" into bay (3.005 into chimney breast x 3.595 into bay)

With double glazed bay window to the front aspect, central heating radiator, feature fireplace with wood burner fire and ceiling light point.

Kitchen/Diner

15'6" max x 12'10" max x 8'8" min (4.745 max x 3.929 max x 2.652 min)

From hallway open walkway into kitchen/diner with ceiling spotlight points, double glazed French doors with accompanying double glazed windows to the side giving views and access to the rear garden, double glazed bay window to the rear aspect, central heating radiator and feature fireplace. Re-fitted Kitchen area with a selection of matching wall and base units, tiling to splash back areas, integrated oven with four ring burner gas hob with extractor over, integrated fridge, integrated dishwasher, integrated freezer and continued parquet flooring throughout.

First Floor Accommodation

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

Shower Room

5'3" x 6'3" (1.622 x 1.906)

With an obscured double glazed window to the front aspect, wall mounted extractor fan, ceiling spotlight points, low flush push button WC, wash hand basin in vanity unit with mixer tap over, tiling to splash back areas, wall mounted heated towel rail, walk-in shower cubicle with tiling to splash backs and mains powered rainfall shower attachment over.

Bedroom One

12'5" into bay x 12'6" (3.786 into bay x 3.814)

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

Bedroom Two

12'10" x 12'10" into bay (3.937 x 3.937 into bay)

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

Bedroom Three

5'9" x 6'7" (1.764 x 2.020)

Currently used as a dressing room with double glazed window to the rear aspect, ceiling light point and central heating radiator.

Rear Garden

Being accessed via the side passageway or the double glazed doors in the kitchen/diner leads to a block paved patio area with decorative brick surround with steps leading to a mature lawned area with

decorative flowerbeds, panel fencing to borders and further steps leading up to the rear garage with gate giving access to the service road.

Covered Side Passageway

With door giving access to the front of the property, further door giving access to the rear garden, ceiling strip light point and wall mounted central heating boiler.

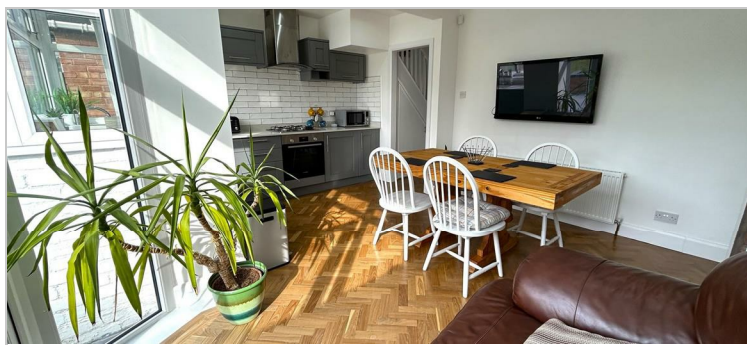
Rear Garage

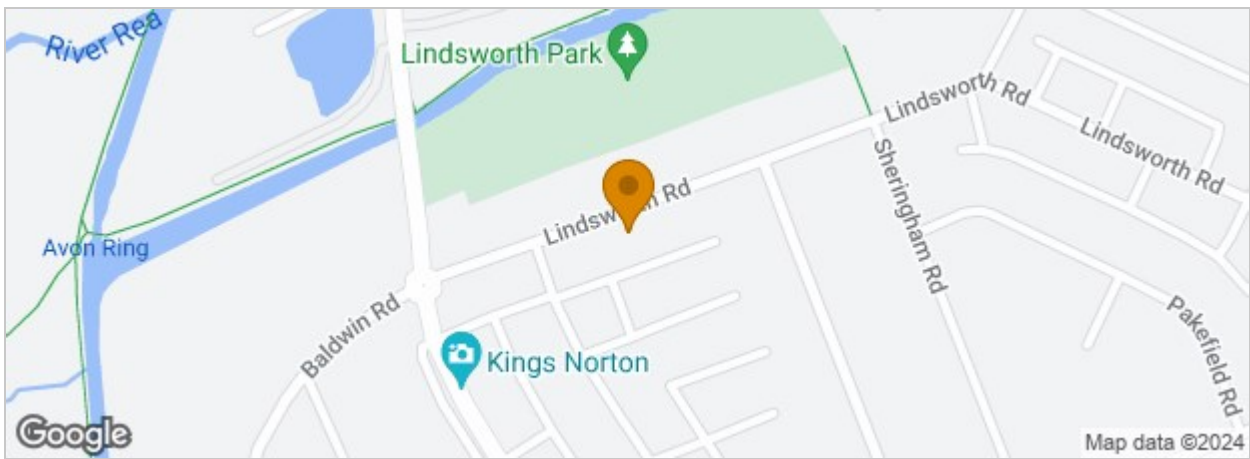
16'2" x 16'1" (4.930 x 4.927)

With metal door opening to rear access road and two windows to the front aspect.

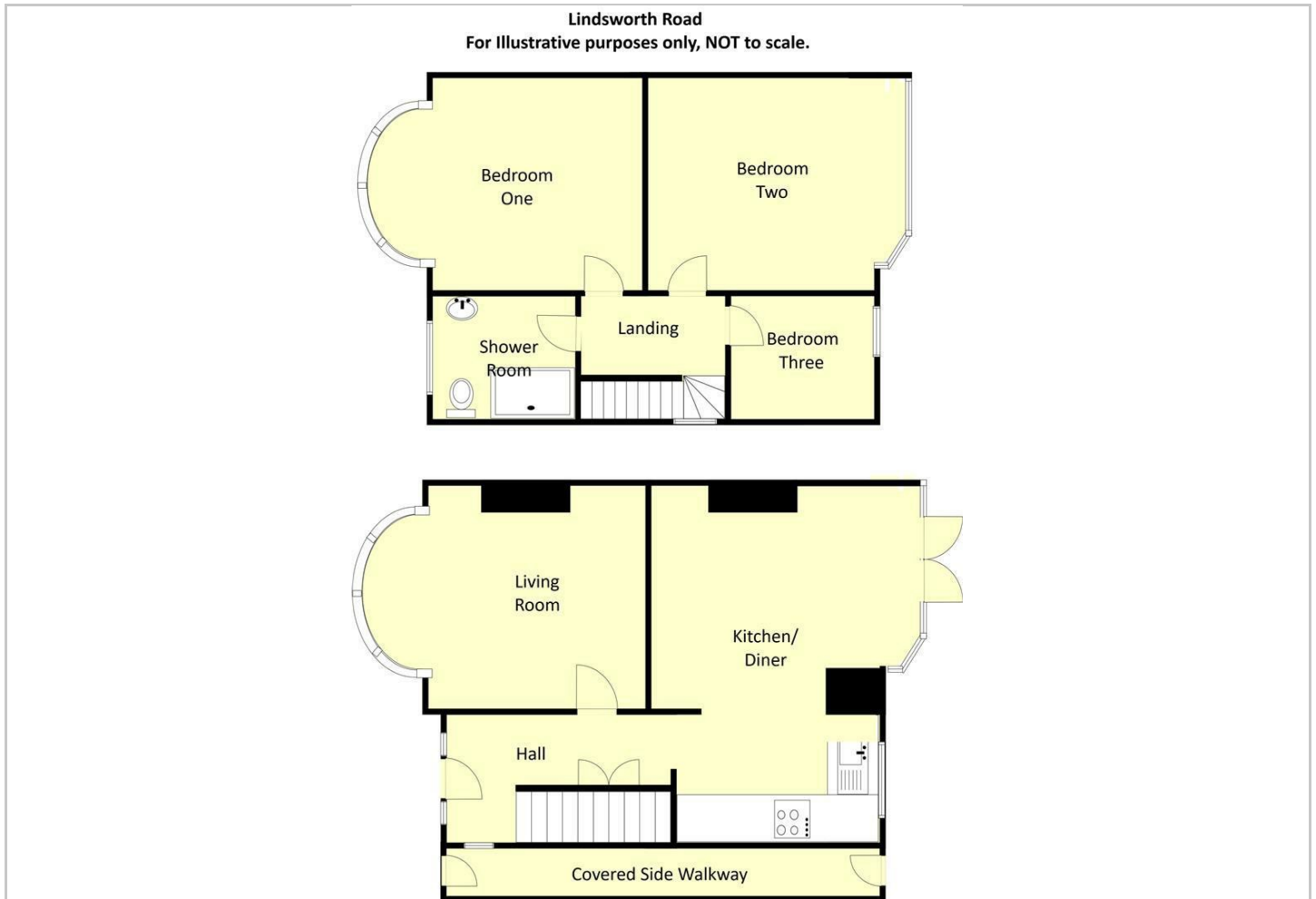
Tenure

We believe the property to be Freehold subject to Solicitors confirmation.





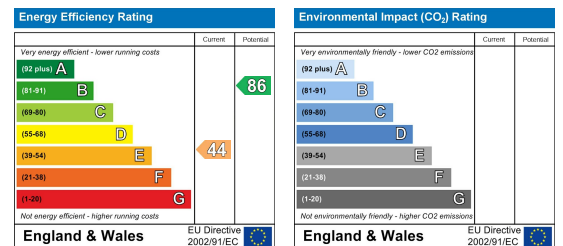
Floor Plan



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.