



## 201 Lindsworth Road

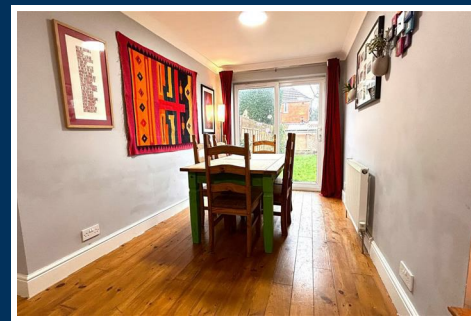
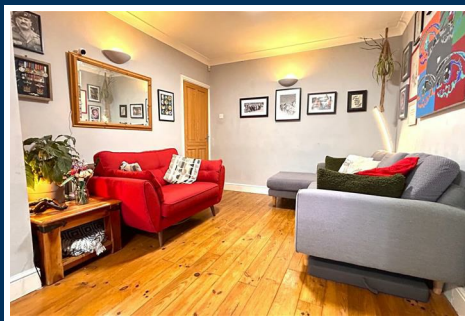
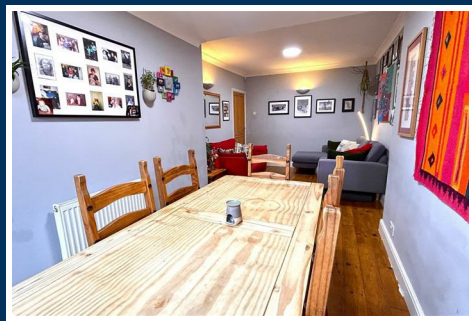
Kings Norton, Birmingham, B30 3SA

Offers In The Region Of £300,000





**\*THREE BEDROOM SEMI DETACHED FAMILY HOME!\*** Located in this popular location on Lindsworth Estate, 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, porch, entrance hallway, living room, extended dining room with views and access to the rear garden, kitchen, covered side lean to, guest WC, and 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

Approached via a driveway leading to an obscured double glazed front entry door with accompanying windows to the side and on top, opening into porchway with ceiling spot light points and leaded lights, obscure single glazed windows to the side and the top and wooden front entry door with single glazed windows opening into hallway;

### Hallway

With hard wood floor covering, central heating radiator, stairs rising to the first floor accommodation, hatch opening into understairs storage area and doors opening into;

### Reception Room One

12'3" max x 10'4" max (3.755 max x 3.155 max)

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

### Reception Two

10'3" max x 7'6" min x 20'9" max (3.147 max x 2.303 min x 6.348 max)

With continued hard wood flooring, two central heating radiators, two ceiling light points, two wall mounted light points and sliding double glazed door giving access to the rear garden;

### Guest WC

Door opening into guest wc with part tiling to walls, electric fuse box, space saver wall mounted wash hand basin with mixer tap over, low flush push button wc, and single glazed obscured window into side passageway

### Kitchen

8'5" x 17'2" (2.566 x 5.246)

With tiled floor covering, under floor heating, central

heating radiator, selection of matching wall and base units, double glazed window to the rear aspect, space facilities for fridge freezer, space facility for dishwasher, space facilities for washing machine and tumble dryer, integrated oven with four ring burner gas hob and extractor over, ceiling spot light points, tiling to splash back areas and door giving access to the side covered passageway;

### Side Covered Lean To

26'6" x 2'11" (8.100 x 0.895)

With wooden door giving access to the rear garden and further wooden door giving access to the front;

### Access to First Floor Accommodation

Via stairs rising from hallway to first floor landing with ceiling light point, obscured double glazed window to the side aspect, loft hatch with pull down ladder and door opening into;

### Bedroom One

10'3" to front of bay x 9'10" (3.149 to front of bay x 3.003)

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

### Bedroom Two

10'6" to front of bay x 9'10" (3.224 to front of bay x 3.016)

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

### Bedroom Three

6'5" to rear of hanging area x 7'4" (1.968 to rear of hanging area x 2.243)

With central heating radiator, exposed wooden floor boards, V shaped bay window to the front aspect and ceiling light point;



**Bathroom**

6'8" x 6'10" (2.046 x 2.086)

With heated towel rail, obscured double glazed window to the rear aspect, P shaped bath with mains powered shower attachment with rain fall shower, ceiling spot light points, tiling to splash back areas, low flush push button wc, wash hand basin in vanity unit and storage area;

**Loft**

With Velux roof light and fully boarded.

**Rear Garden**

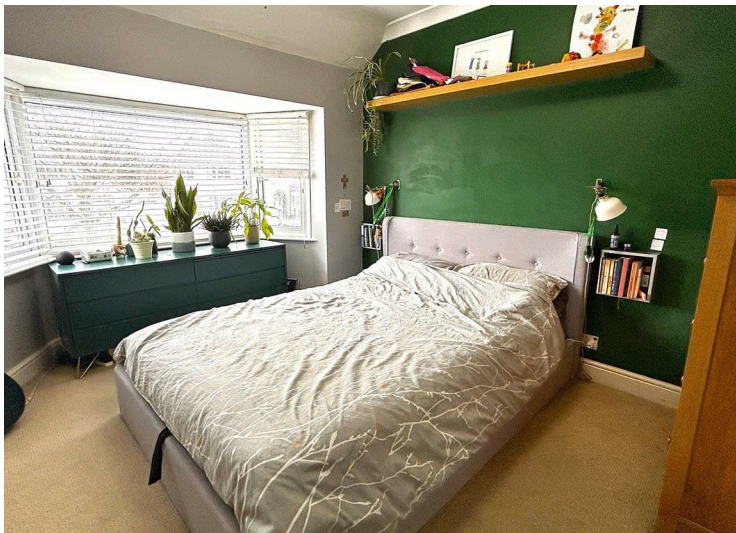
Accessed either from the side covered passageway or from the dining area, leading to patio area with pathway leading to the rear of the garden with a further patio area, mature lawned area and garden shed;

**Tenure**

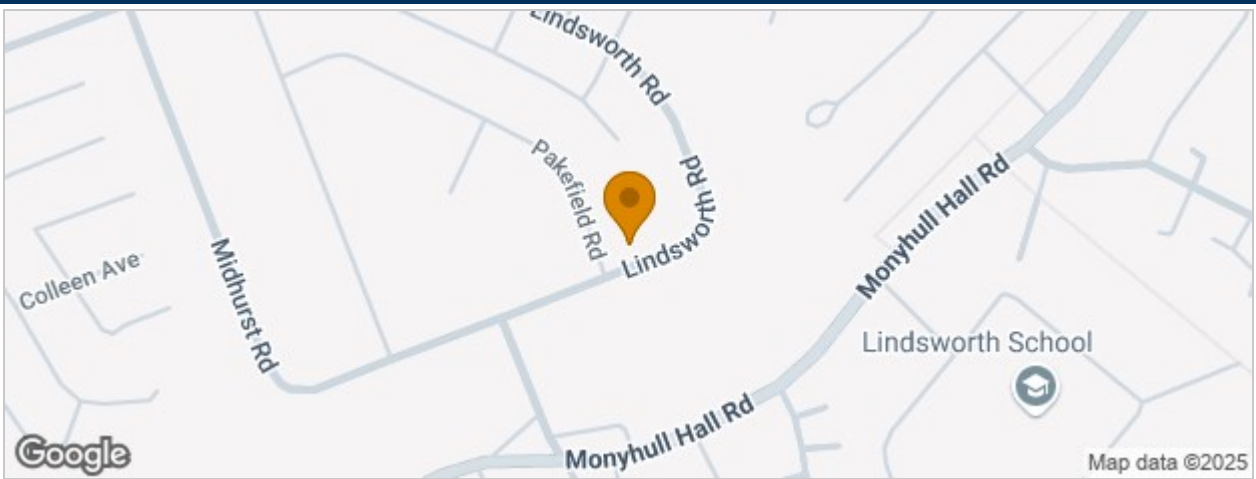
We believe the property to be Freehold subject to confirmation by a Solicitor.

**Council tax**

According to the Direct Gov Website the Council Tax Band for 201 Lindsworth road Kings Norton, Birmingham. B30 3sa is a band B and the annual Council Tax amount is approximately £1,739.89, subject to confirmation by your legal representative.

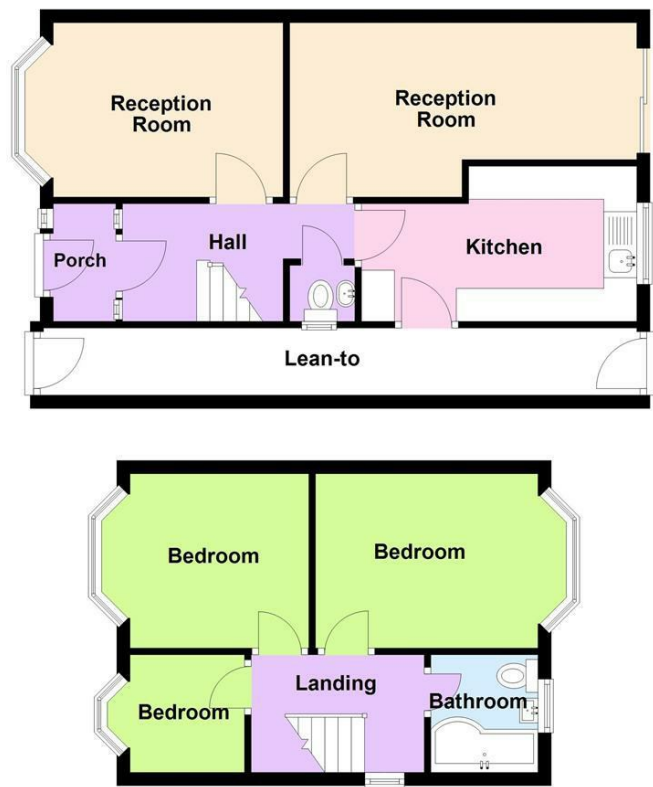






## Floor Plan

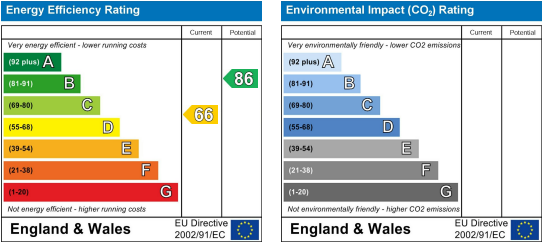
Lindsworth Road - NOT TO SCALE - For illustrative purposes only



## 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.