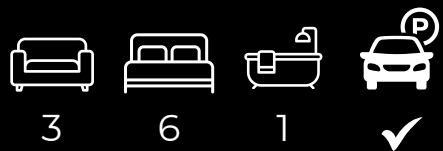




Lincoln Road North, Acocks Green  
Birmingham, B27 6RY  
6 Bedroom Twin Terraced House

Offers In Excess Of  
**£410,000**



**Thistle**  
estates

**FOR SALE**

**Lincoln Road North, Acocks Green, Birmingham B27 6RY**  
**Offers in Excess of £410,000**

**Key Features**

- Six spacious double bedrooms over two floors
- Unique twin mid-terrace Period homes combined into one residence
- Three reception rooms including a bright family room
- Large, open-plan breakfast kitchen with skylights and central island
- Four-piece family bathroom with freestanding bath and walk-in shower
- Additional ground floor WC and utility room
- Secure gated rear courtyard with CCTV coverage.
- Off-street parking for multiple vehicles
- Private rear garden with lawn and patio
- Multiple outbuildings including studio, workshop, and private sauna
- Double glazing and gas central heating (Worcester Bosch combi boiler)
- Ideal for large or multigenerational families

**Property Overview**

A rare opportunity to acquire an exceptional and highly versatile six-bedroom family home in Acocks Green bordering onto Solihull. Expertly created through the thoughtful combination of two neighbouring terraced properties, this home offers abundant space, flexible living arrangements, and scope for home-based business or leisure use.

Arranged over three well-planned floors, the property features two formal lounges, an extended open-plan family room, and a bright, modern kitchen that acts as the social heart of the home, boasting skylights, space for a range cooker, integrated appliances, and a central island with breakfast bar. Upstairs, six well-proportioned double bedrooms are spread across two levels, providing ample room for a large family or flexible use such as home offices or guest rooms. The main bathroom is a luxurious four-piece suite with a raised freestanding bath and a separate walk-in shower.





## Accommodation

### Ground Floor

- Porch
- Lounge One: Elegant reception with bay window
- Lounge Two/Dining Room: Bay window and feature wood burner
- Family Room: Open-plan space perfect for relaxing or entertaining
- Breakfast Kitchen: Modern units, island seating, space for range cooker, integrated fridge freezer and dishwasher skylights
- Utility Room & WC: Convenient ground floor cloakroom with laundry space
- Family Bathroom: Stylish four-piece suite with freestanding bath, large walk-in shower

### First Floor

- Four Double Bedrooms: All generously sized, some with built-in storage

### Second Floor

- Two Large Loft Bedrooms: With large dormer and Velux windows providing ample natural light, added storage cupboards into the eaves.

### Outdoor Space & Additional Buildings

The rear garden opens to a neat patio and lawned area, perfect for summer relaxation. Beyond lies a secure, gated courtyard with parking for 4-5 vehicles and access to three outbuildings:

- Sauna Room: A bespoke high-spec installation for home wellness
- Workshop: Equipped with lighting and power, ideal for hobbies or business

Studio: Currently used as a dog grooming salon – perfect for creative or professional use, outbuildings covered by CCTV along with light, power and WiFi

### Location & Lifestyle

Positioned on a popular residential street on the borders of Solihull and Acocks Green this home is ideally situated for families, commuters, and professionals. Acocks Green Village offers a thriving high street with supermarkets, cafes, banks, and restaurants. Major retail destinations like The Swan Shopping Centre and Solihull's Touchwood are just a short drive away.



## Schools Nearby

### Include:

- Cottesbrooke Infant & Nursery School
- Olton Primary
- Daylesford Academy
- St Margaret's
- Kimichi Independent Secondary School
- Langley Secondary
- Archbishop Ilsley Catholic School
- Yarnfield Primary School
- Lyndon School
- St. Peter's Catholic School
- Holy Souls Catholic Primary School
- Cedars Academy

### Transport Links

- Easy access to local bus routes and rail services from Acocks Green Station
- Direct train routes into Birmingham City Centre, Solihull, and Stratford-upon-Avon
- Close to the M42, M6, and Birmingham Airport

### Leisure & Recreation

- Fox Hollies Leisure Centre
- Tudor Grange
- Fitness First
- Planet Ice
- Multiple parks and open green spaces
- Nearby golf courses including Robin Hood and Olton Golf Clubs

### A Home With Endless Possibilities

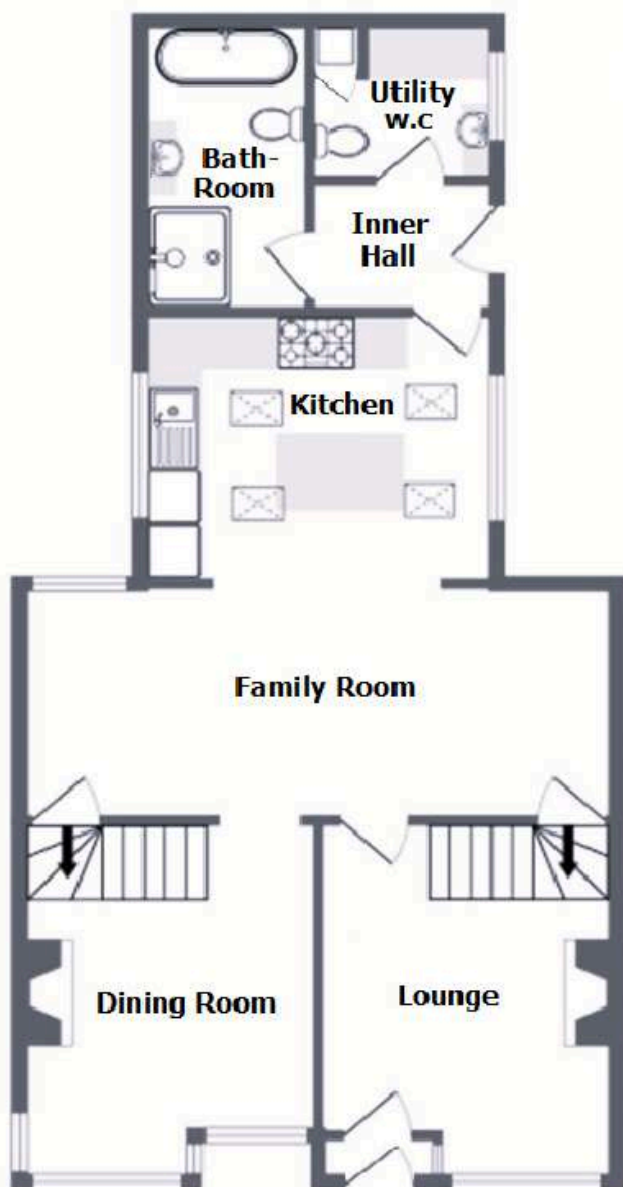
Whether you're looking for a spacious family home, a multigenerational living space, or an exciting investment with business potential, this property ticks every box. Viewing is essential to appreciate the quality and scale on offer.

📞 0121 256 2561 Contact us today to arrange your private viewing.

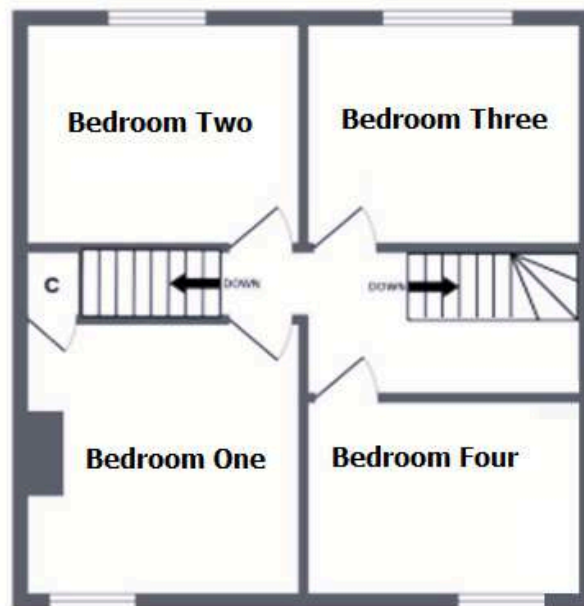
This is not just a house—it's a lifestyle upgrade.



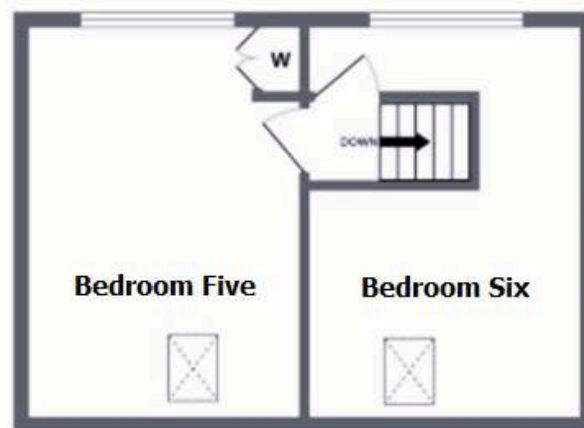




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

### Measurments:

#### Ground Floor

- Lounge: 4.05m (into bay) x 3.35m (into recess)
- Dining: 4.05m (into bay) x 3.35m (into recess)
- Family Room: 6.96m x 2.70m
- Breakfast Kitchen: 4.07m x 3.05m
- Utility : 1.85m x 1.90m
- Bathroom: 1.9m x 3.35m

#### First Floor

- Bedroom One: 3.35m (into recess) x 3.35m
- Bedroom Two: 3.35m x 2.75m
- Bedroom Three: 3.35m x 2.75m
- Bedroom Four: 3.35m x 2.40m

#### Second Floor

- Bedroom Five: 3.66m x 3.40m
- Bedroom Six: 3.65m x 3.35m (descending ceiling height)

**NOTE :** Please note that this plan has been drawn for illustrative and identification purposes only.

#### AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

#### VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates  
by phone or email: 0121 256 2561  
[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)

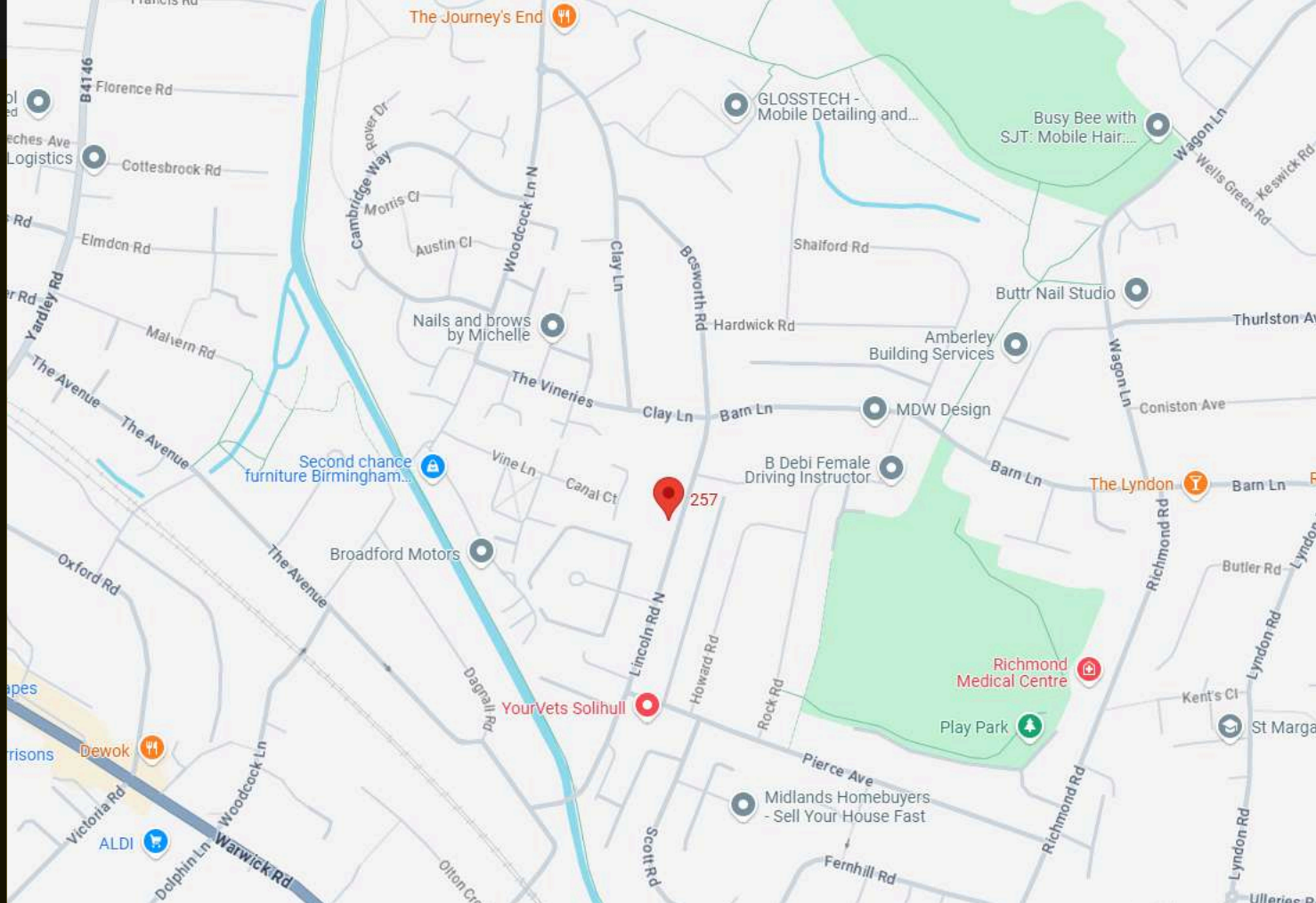
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[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)

0121 256 2561



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:**  
Freehold

**Size:**  
Total Area  
(Approx) 156 Sq. Meters

**Services:**  
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

**Local Authority:**  
Birmingham City Council

**Council Tax Band:**  
B