

# CHRIS FOSTER & Daughter

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## 53 Lindon Road, Brownhills, WS8 7BH Guide Price £209,950

A conveniently located three bedroomed semi detached residence that is situated in this popular residential location close to local amenities.

\* Enclosed Side Entry \* Reception Hall \* Lounge \* Dining/Kitchen \* Three Bedrooms \*  
Bathroom \* Separate WC \* Integral Garage & Off Road Parking \* Gas Central Heating System \*  
No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 53 Lindon Road, Brownhills



Enclosed Side Entry



Lounge



Lounge



Dining/Kitchen



Dining/Kitchen



Bedroom One

# 53 Lindon Road, Brownhills



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Separate wc

## 53 Lindon Road, Brownhills



Rear Garden

# 53 Lindon Road, Brownhills

An internal inspection is highly recommended to begin to fully appreciate the full potential offered by this conveniently located three bedroomed semi detached residence that is in need of general modernisation. The property is situated within a popular residential location close to local amenities.

Brownhills High Street enjoys all main shopping facilities including a Tesco store together with regular and frequent public transport services to Walsall, Cannock and Lichfield.

The A5 trunk and M6 Toll Roads are within 2 miles giving further access to the M6, M5, M42 and M54 thus bringing all centres of the West Midlands conurbation within easy commuting distance.

A splendid range of schools for children of all ages is readily available including Shire Oak Academy, Brownhills School and St Francis of Assisi Catholic Technology College at Aldridge.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

## **ENCLOSED SIDE ENTRY**

doors to front and rear elevations and two wall light points.

## **RECEPTION HALL**

having entrance door, central heating radiator and ceiling light point.

## **LOUNGE**

5.64m x 3.40m (18'6 x 11'2)

PVCu double glazed picture window and patio doors leading to the rear gardens, gas fire fitted, central heating radiator, two ceiling light points and storage cupboard off.

## **FITTED DINING/KITCHEN**

3.86m x 3.10m (12'8 x 10'2)

PVCu double glazed window to front elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel double sink and drainer unit having mixer tap over, built in electric oven, separate hob with extractor canopy over, space for fridge/freezer, space and plumbing for washing machine, fluorescent strip light, additional ceiling light point, central heating radiator and wall mounted "Worcester" central heating boiler.

## **FIRST FLOOR LANDING**

ceiling light point and storage cupboard off.

## **BEDROOM ONE**

5.64m x 3.45m (18'6 x 11'4)

two PVCu double glazed windows to rear elevation, two ceiling light points and central heating radiator.

## **BEDROOM TWO**

2.97m x 2.95m (9'9 x 9'8)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

## **BEDROOM THREE**

2.95m x 2.54m (9'8 x 8'4)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

# 53 Lindon Road, Brownhills

## **BATHROOM**

PVCu double glazed frosted window to side elevation, corner bath with tiled surround and electric shower over, pedestal wash hand basin, central heating radiator and ceiling light point.

## **SEPERATE WC**

PVCu double glazed frosted window to side elevation, WC, ceiling light point and central heating radiator.

## **OUTSIDE**

### **INTEGRAL GARAGE**

4.88m x 2.44m (16'0 x 8'0)

up and over door to front, cold water tap and fluorescent strip light.

### **FORE GARDEN**

with block paved driveway, lawn, side borders, trees and shrubs.

### **REAR GARDEN**

having paved patio area, lawn, side borders, trees and shrubs, timber fencing and greenhouse.

## **GENERAL INFORMATION**

We understand the property is Freehold with vacant possession upon completion.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		