

CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

View all our properties at: www.chrisfoster.co.uk



1 Lindens Drive, Streetly, B74 2AQ **Guide Price £525,000**

A particularly spacious, extended traditional style detached family residence that occupies a sweeping corner position in this sought after residential location within easy reach of local amenities.

* Fully Enclosed Porch * Reception Hall * 'L' Shaped Lounge * Fitted Dining/Kitchen * Utility * Ground Floor Bedroom with En Suite Shower Room * 3 First Floor Bedrooms * Bathroom * Garage * Extensive Off Road Parking * Gas Central Heating * PVCu Double Glazing * No Upward Chain

Council Tax Band E
Local Authority - Birmingham



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk

Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248



1 Lindens Drive, Streetly



Reception Hall



Lounge



Lounge



Lounge



Fitted Dining/Kitchen

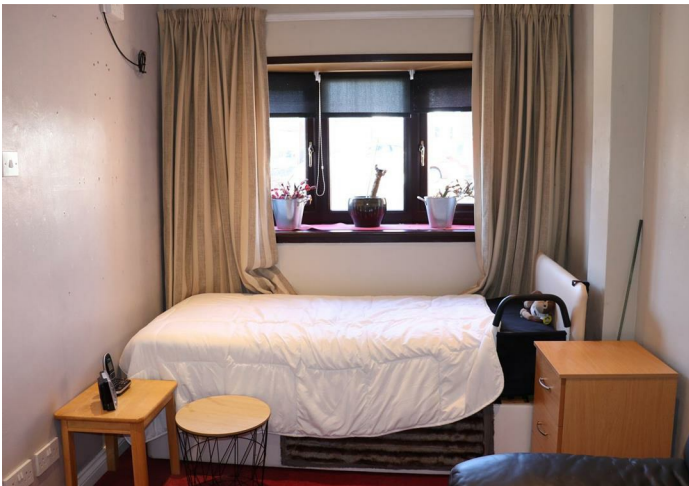
1 Lindens Drive, Streetly



Fitted Dining/Kitchen



Utility



Bedroom Four



En Suite Shower Room



1 Lindens Drive, Streetly



Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom

1 Lindens Drive, Streetly



Rear Garden



Rear Elevation



Front Elevation

1 Lindens Drive, Streetly

An internal inspection is essential to begin to fully appreciate the full potential offered by this particularly spacious, extended traditional style detached family residence that occupies a sweeping corner position in this sought after residential location within easy reach of local amenities

Streetly is a most sought after area easily accessible to Birmingham, Sutton Coldfield, Lichfield and Walsall main centres and is well served with excellent primary and comprehensive schools including Lindens, Kingsland and Sundridge Primary Schools, together with The Streetly Academy and the highly regarded Sutton Girls grammar school and Bishop Vesey grammar school in Sutton Coldfield.

Splendid sports and leisure facilities are available at Streetly Sports Centre, Cricket Club and Sutton Coldfield Golf Club together with the extensive Sutton parkland. The M6 motorway is easily accessible leading to the M5, M42, M54 and the M6 Toll road all with easy access to the National Exhibition Centre, Birmingham Airport and International Railway Station.

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

FULLY ENCLOSED PORCH

PVCu double glazed door and windows to front elevation and wall light point.

RECEPTION HALL

PVCu double glazed entrance door, central heating radiator and ceiling light point.

'L' SHAPED LOUNGE

7.70m x 5.79m (25'3 x 19')

PVCu double glazed bay window to front elevation and PVCu double glazed double opening doors and window to rear, feature fireplace with gas coal effect fire fitted, three ceiling light points, two central heating radiators, storage cupboard off and double opening doors lead to:

EXTENDED FITTED DINING/KITCHEN

5.13m x 4.11m (16'10 x 13'6)

three PVCu double glazed windows and door to rear elevation, two fluorescent strip lights, three central heating radiators, range of fitted wall, base units and drawers, working surfaces with tiled surround and inset single drainer sink having mixer tap over, built in 'Zanussi' electric oven, separate gas hob with stainless steel extractor canopy over and space for table and chairs.

UTILITY

2.54m x 2.44m (8'4 x 8')

fitted wall and base units, working surface, space and plumbing for washing machine, space for fridge/freezer, wall mounted 'Baxi' central heating boiler, ceiling light point, central heating radiator and access to the garage.

BEDROOM FOUR

3.05m x 2.39m (10' x 7'10)

PVCu double glazed bow window to front elevation, central heating radiator and ceiling spotlights.

EN SUITE SHOWER ROOM

tiled shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, central heating radiator, ceiling spotlights and extractor fan.

1 Lindens Drive, Streetly

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point and loft access.

BEDROOM ONE

4.19m x 3.58m (13'9 x 11'9)

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

BEDROOM TWO

3.51m x 3.30m (11'6 x 10'10)

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

BEDROOM THREE

2.26m x 2.08m (7'5 x 6'10)

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

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, corner bath with mixer tap and shower attachment fitted, vanity wash hand basin with storage cupboard below, wc, central heating radiator and ceiling light point.

OUTSIDE

GARAGE

3.73m x 2.64m (12'3 x 8'8)

electric roller door, light and power points.

FORE GARDEN

'Creteprint' driveway providing extensive off road parking, brick boundary wall, shrubs, outside light and additional security light.

REAR GARDEN

paved patio, artificial lawn with side borders and shrubs, outside tap and security light and double opening gates to the side.

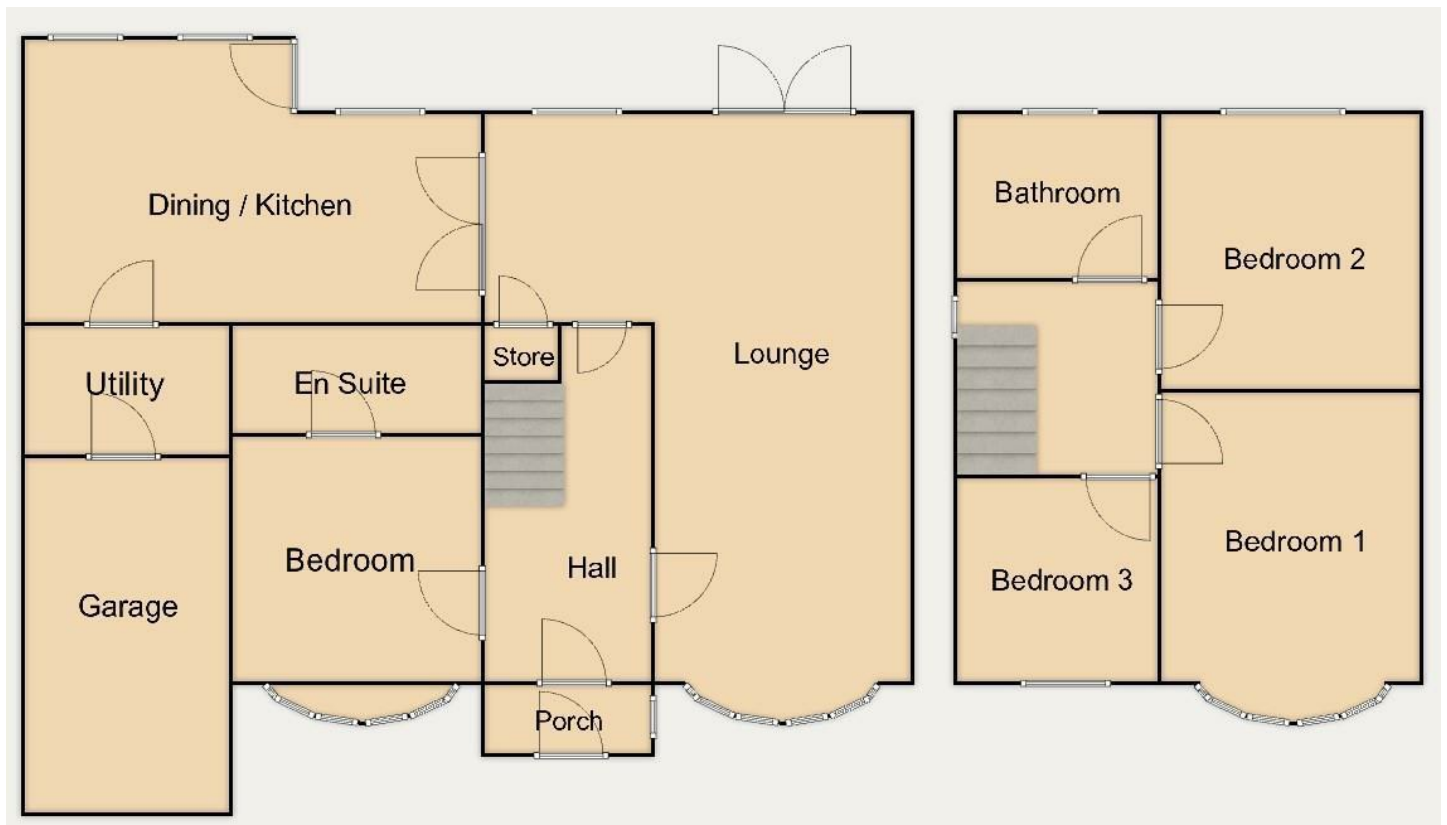
GENERAL INFORMATION

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.

1 Lindens Drive, Streetly



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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