



Lincoln Road North, Olton

Offers Around £200,000

- TWO DOUBLE BEDROOMS
- SCOPE TO ADD VALUE
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- GARAGE
- REAR GARDEN
- CONSERVATORY
- BAY FRONTED

A two bed roomed semi detached property. Requiring a full scheme of works this property has great potential to add value having been priced to reflect the level of work required.

ENTRANCE HALL

A UPVC front door leading into entrance lobby with access to living room, kitchen and stairs.

LIVING ROOM

12'05 x 1'05 (3.78m x 0.43m)



A well proportioned room with bay window to front elevation, fire place with surround, central ceiling light.

KITCHEN DINING ROOM

15'03 x 11'08 (4.65m x 3.56m)

An open plan kitchen dining room fitted with a range of wall and base units. With fitted oven and hob, sink with mixer tap. Window to rear elevation, under stairs storage cupboard. This room would benefit from being refitted.

CONSERVATORY

12'06 x 8'05 (3.81m x 2.57m)



A good sized conservatory with French doors opening out on to garden decking.

BED ONE

12'05 x 10'05 (3.78m x 3.18m)



A good sized double room with exposed floor boards and window to the front elevation.

BED TWO

12'05 x 8'08 (3.78m x 2.64m)



Another double bedroom with window to rear elevation.

FAMILY BATHROOM

7'10 x 5'08 (2.39m x 1.73m)



A three piece fitted bathroom with basin toilet and bath with shower over. Window to side elevation.

GARAGE

A rear garden garage accessed via rear track.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



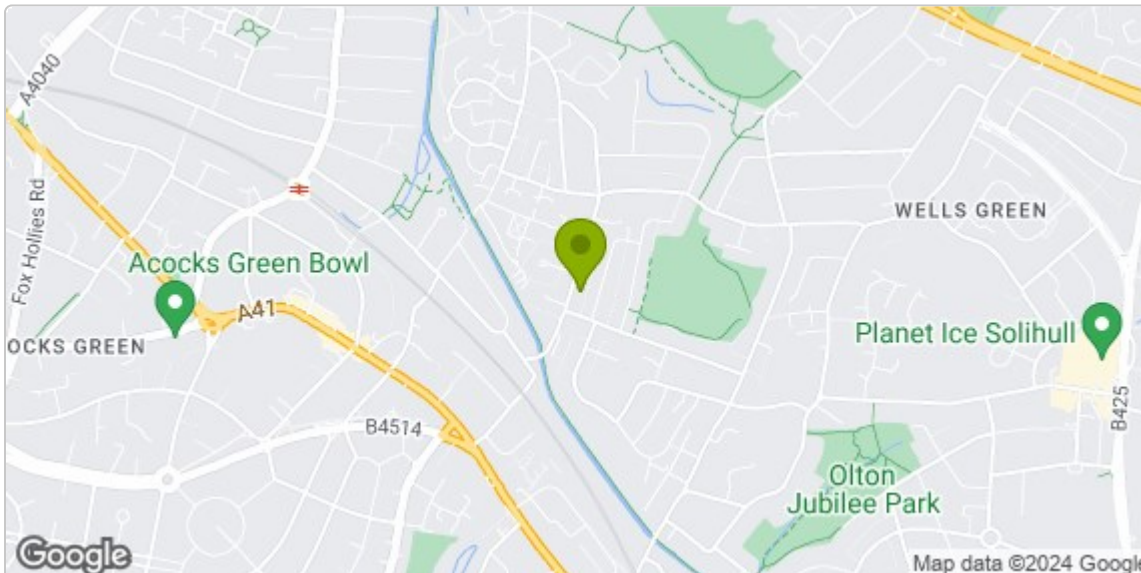
TENURE: We are advised that the property is FREEHOLD.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
184 Lincoln Road North Olton
Birmingham B27 6RP

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	