



Lindens Drive, Streetly,  
Sutton Coldfield, B74 2AQ

**Offers in Excess of £357,000**



Welcome to Lindens Drive, an immaculate and extended three bedroom semi detached family home, which has been renovated throughout to a high standard and being sold with no onwards chain!

Upon entering the property you will be greeted by a spacious entrance hall, having ceramic tiled flooring flowing nicely through to the kitchen and a cosy lounge which is carpeted, an open fireplace with oak beam and feature bay window to the front.

The kitchen/dining room has been extended having patio door leading to the rear garden and velux windows allowing an abundance of natural light through. Integrated appliances include a dishwasher, oven, hob and extractor fan.

The luxury fitted kitchen also has matching wall and base units, space for fridge freezer and access to the utility area which has a ground floor WC.

To the first floor is a landing, three good sized bedrooms and a modern fitted family bathroom.

Further benefits include new UPVC double glazed windows and doors, a full re-wire, new plumbing pipework and radiators, re-plastered throughout, new skirting boards, architrave and doors, cedar wood cladding to first floor extension, wired in fire alarms and finally having new carpets throughout.

A block paved multi-car driveway, garage and a private enclosed rear garden complete this truly stunning property.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Mains electric, gas, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464  
or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)





### **Ground Floor Accommodation**

Entrance Hall

Lounge 13' 3" (into bay) x 11' 5"  
(4.04m x 3.48m)

Kitchen/Dining Room 18' 9" (max) x 16' 10" (max)  
(5.71m x 5.13m)

Utility Room 12' 2" (max) x 5' 2"  
(3.71m x 1.57m)

WC

Garage 17' 9" x 6' 7"  
(5.41m x 2.01m)

### **First Floor Accommodation**

Landing 6' 10" x 6' 11"  
(2.08m x 2.11m)

Bedroom One 13' 11" (into bay) x 11' 6"  
(4.24m x 3.50m)

Bedroom Two 10' 10" x 11' 6"  
(3.30m x 3.50m)

Bedroom Three 9' 9" x 7' 6"  
(2.97m x 2.28m)

Bathroom 7' 2" x 6' 9"  
(2.18m x 2.06m)



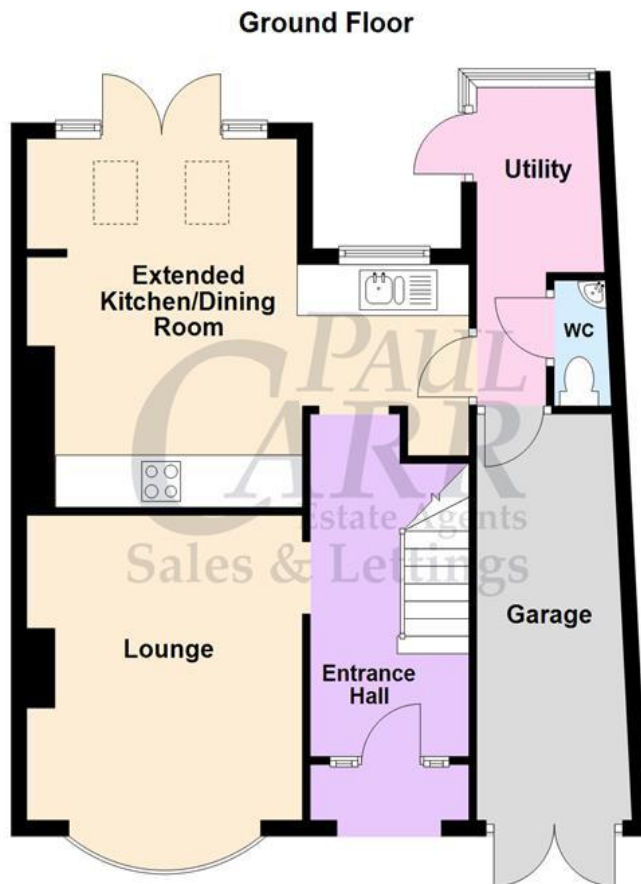






# Floor Plan

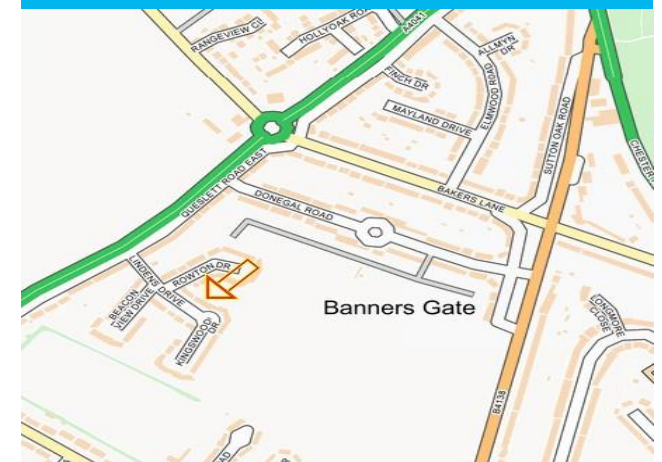
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 11<sup>th</sup> June 2024