



Lindrosa Road, Streetly
Sutton Coldfield, B74 3LB

Offers in the Region Of £450,000

Welcome to Lindrosa Road, a unique and modern three bedroom detached family home, situated on a popular road within Streetly and within close proximity to reputable local schools, transport links and amenities.

Internally, the property comprises a welcoming entrance hall, open plan lounge/dining room with a conservatory off, contemporary kitchen, ground floor WC, first floor landing, three well proportioned bedrooms with the master bedroom having an en-suite shower room, fitted wardrobe in bedrooms one and two, and a family bathroom.

The private east facing rear garden has been beautifully landscaped, having a patio area, lawn, mature trees and shrubbery, fenced borders and further benefits backing onto Hardwick Wood. To the front of the property is a driveway providing off road parking and access to the garage, and a manicured front garden with side access to the rear.

Internal viewing is highly recommended to fully appreciate the location and condition of this quaint family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

Lounge/Dining Room

20' 2" (max) x 17' 11" (max) (6.14m x 5.46m)

Kitchen

14' 0" x 9' 6" (4.26m x 2.89m)

Conservatory

11' 1" x 9' 2" (3.38m x 2.79m)

WC

5' 9" x 2' 7" (1.75m x 0.79m)

Garage

15' 8" x 7' 11" (4.77m x 2.41m)

First Floor Landing

12' 1" x 5' 9" (3.68m x 1.75m)

Bedroom One

15' 10" (to wardrobes) x 11' 3" (4.82m x 3.43m)

En-Suite

7' 1" x 3' 8" (2.16m x 1.12m)

Bedroom Two

10' 11" x 8' 9" (max) (3.32m x 2.66m)

Bedroom Three

8' 11" x 8' 9" (2.72m x 2.66m)

Bathroom

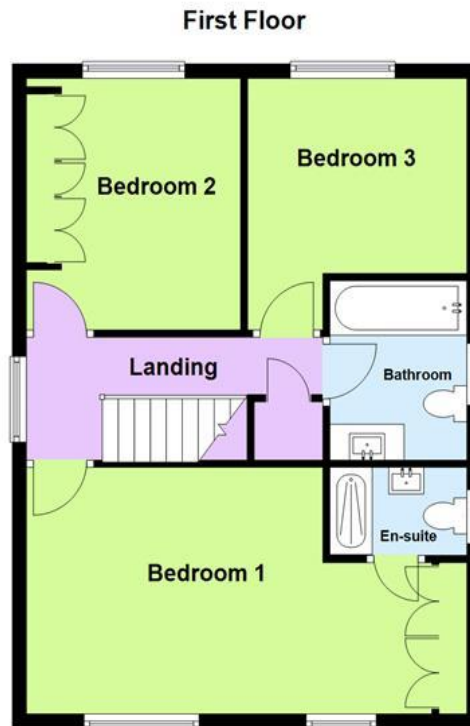
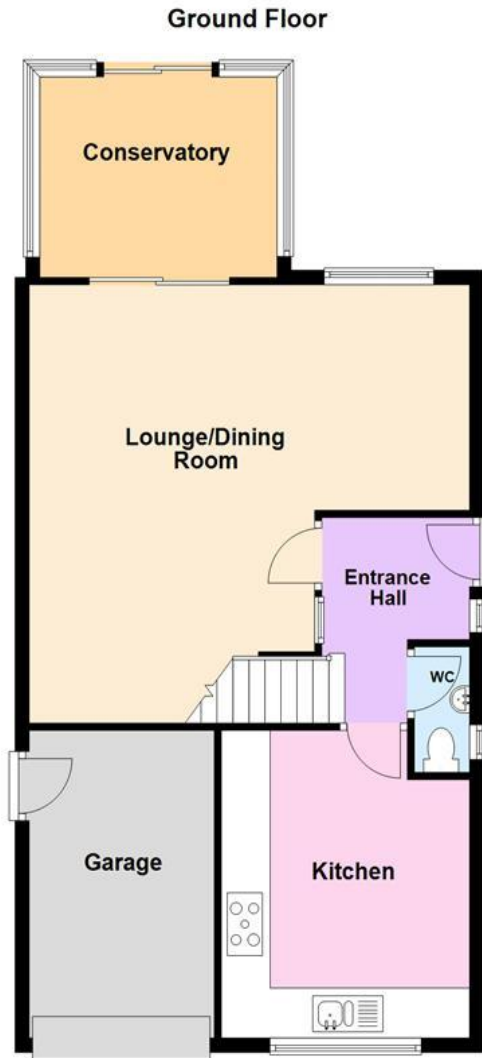
7' 1" x 5' 6" (2.16m x 1.68m)





Floor Plan

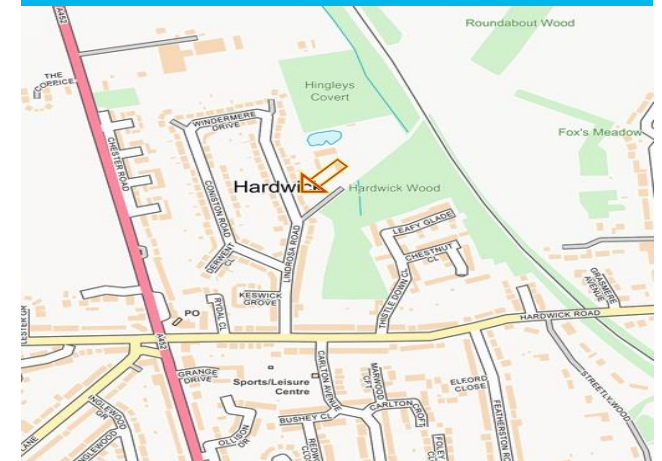
This floor plan is not drawn to scale and is for illustration purposes only

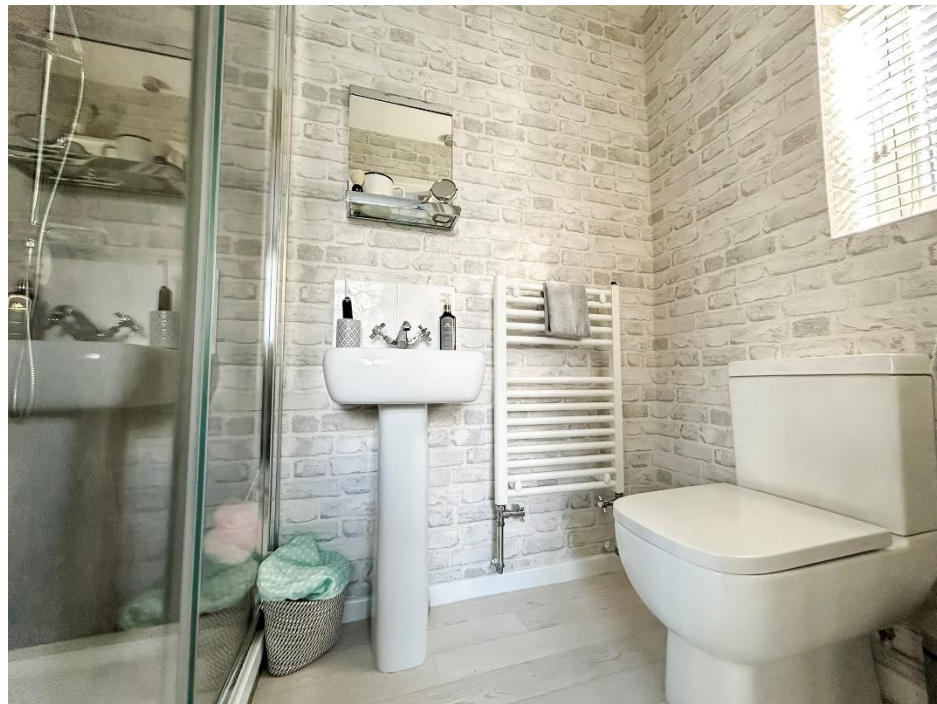


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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: 3rd October 2024