



Lindens Drive,
Sutton Coldfield, B74 2AQ

Offers in the Region Of £450,000

Paul Carr Estate Agents are pleased to present this spacious four-bedroom detached family home, located in a highly sought-after area and offering excellent potential for extension (subject to the necessary planning permissions).

Ideally situated for well-regarded local schools (buyers should verify catchment areas), a variety of amenities, and excellent transport links, this property represents a superb opportunity for families and buyers looking to personalise a home to their own tastes.

Set back from the road, the property enjoys a generous multi-car driveway leading to a side garage and a welcoming front porch.

Upon entering, you're greeted by a spacious reception hallway with stairs to the first floor and access to the ground floor accommodation. A ground floor bedroom with a feature bow window overlooks the front aspect and benefits from an en-suite shower room, complete with a low-flush WC, wash basin, and shower cubicle. The L-shaped lounge/diner is dual-aspect, offering a bright and versatile living space ideal for modern family life and entertaining. The breakfast kitchen is fitted with a range of wall, base, and drawer units with complementary work surfaces, incorporating a sink and drainer unit, integrated oven, hob, and extractor fan. A separate utility area provides additional storage and access to the garage.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious master bedroom with a charming walk-in bay window to the front. The family bathroom is fitted with a low-flush WC, wash basin, and corner bath, complemented by tiled walls.

To the rear, the property features a well-screened garden with a paved patio area, low-maintenance artificial lawn, and fenced boundaries offering privacy and security. The garage includes an up-and-over door to the front for added convenience. This property combines generous living space with excellent future potential, making it a must-see for growing families or buyers looking to add value in a desirable location.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E

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



Hallway

Lounge Diner

24' 2" max x 19' 0" max (7.36m x 5.79m) Being 'L' Shaped

Breakfast Kitchen

13' 4" max x 16' 9" max (4.06m x 5.10m)

Utility Area

8' 0" x 8' 3" (2.44m x 2.51m)

Bedroom 4

9' 9" x 7' 9" (2.97m x 2.36m)

En-Suite Shower Room

7' 9" x 5' 9" (2.36m x 1.75m)

First Floor Landing

Bedroom 1

13' 7" max x 11' 6" max (4.14m x 3.50m)

Bedroom 2

10' 9" x 11' 6" (3.27m x 3.50m)

Bedroom

3' 7" 4" x 6' 8" (2.23m x 2.03m)

Bathroom

7' 7" x 7' 2" (2.31m x 2.18m)

Outside

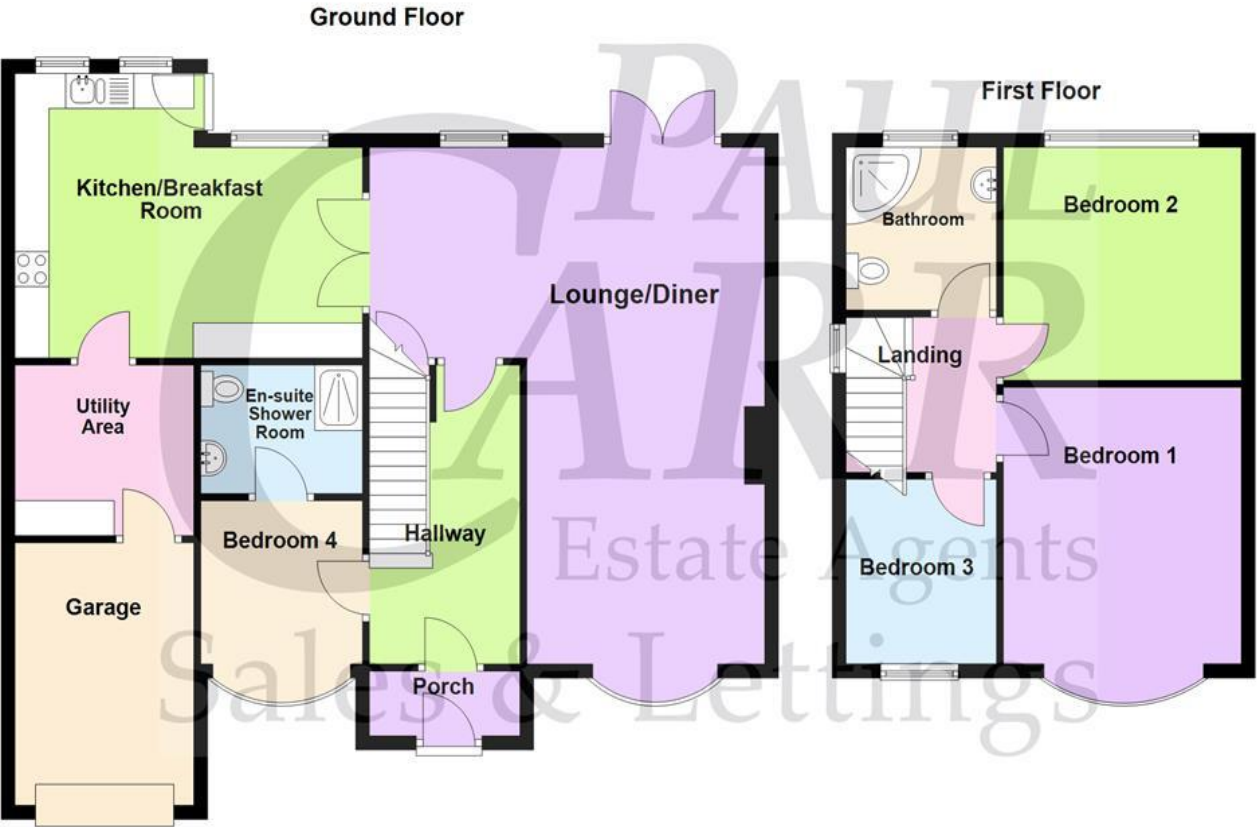
Garage 19' 8" x 8' 6" (5.99m x 2.59m)





Floor Plan

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

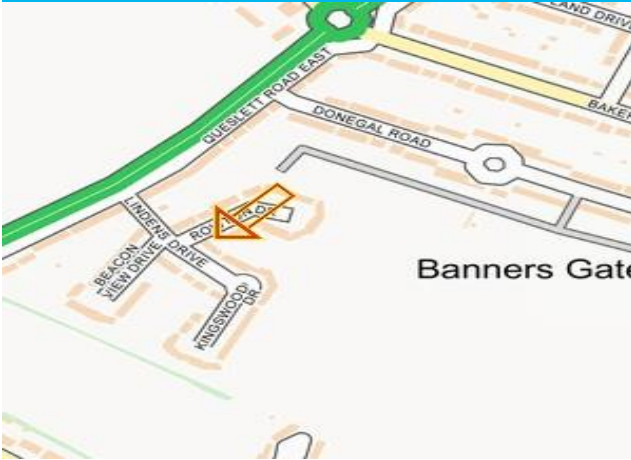


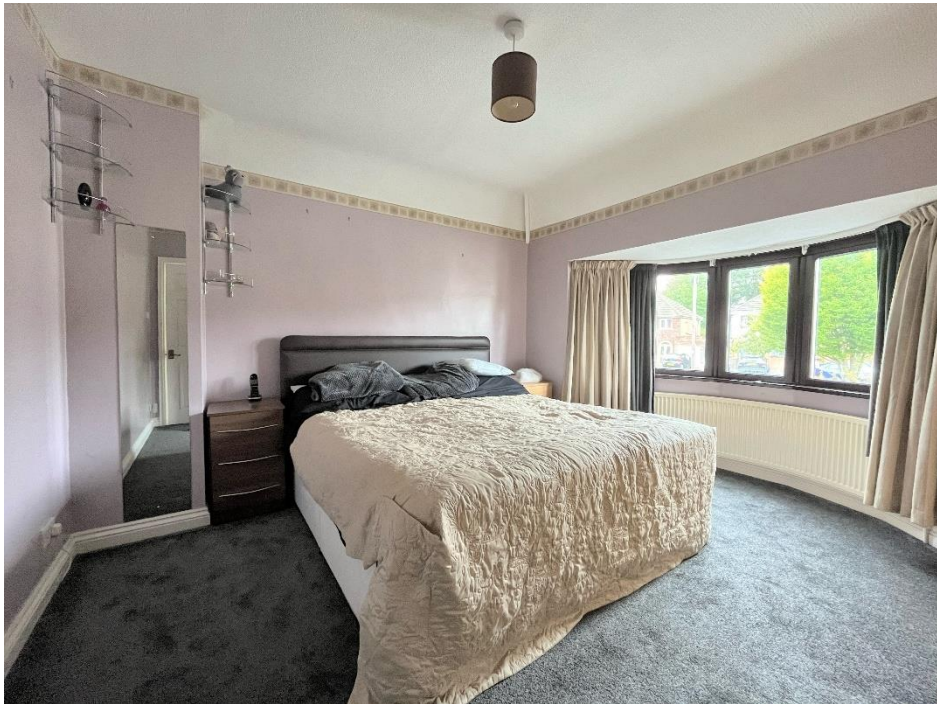
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 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: