



Lingfield Gardens, Birmingham





## Property Description

Burchell Edwards are pleased to present this three bedroom end of terraced property with no upwards chain in Shard end. This property has a large side and rear garden offering plenty of opportunity to extend (STPP). This family home is ready to move into with a spacious family lounge, kitchen/diner and ground floor W/C creating a modern downstairs space. Upstairs you have a family shower room along with three very good size bedrooms.

The property is situated in a quiet cul-de-sac near to local amenities, public transport and schooling.

## Entrance Porch

Double glazed door to front elevation, two double glazed windows to side elevation, lino flooring and storage.

## Entrance Hallway

Double glazed door to front elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

## Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )

Double glazed window to front elevation, central heating radiator and carpet.

## Kitchen

11' 4" max x 17' 10" ( 3.45m max x 5.44m )

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, laminate flooring, pantry and tiling to splash prone areas.

## Landing

Loft access via hatch, two airing cupboards and carpet.

## Bedroom One

10' 2" plus wardrobes x 11' ( 3.10m plus wardrobes x 3.35m )

Double glazed window to rear elevation, fitted wardrobes, fitted dresser and carpet.

## Bedroom Two

13' 9" x 11' 9" into door recess ( 4.19m x 3.58m into door recess )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Three

8' 7" x 8' 9" ( 2.62m x 2.67m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, walk in shower, central heating radiator and laminate flooring.

## Ground Floor W.C

W.C, wash hand basin, tiling to walls and laminate flooring.

## Front Garden

Paved frontage with side access to rear.

## Rear Garden

Wrap aotnud garden comprising of concrete patio, laid to lawn, plants and shrubs and side access to frontage.

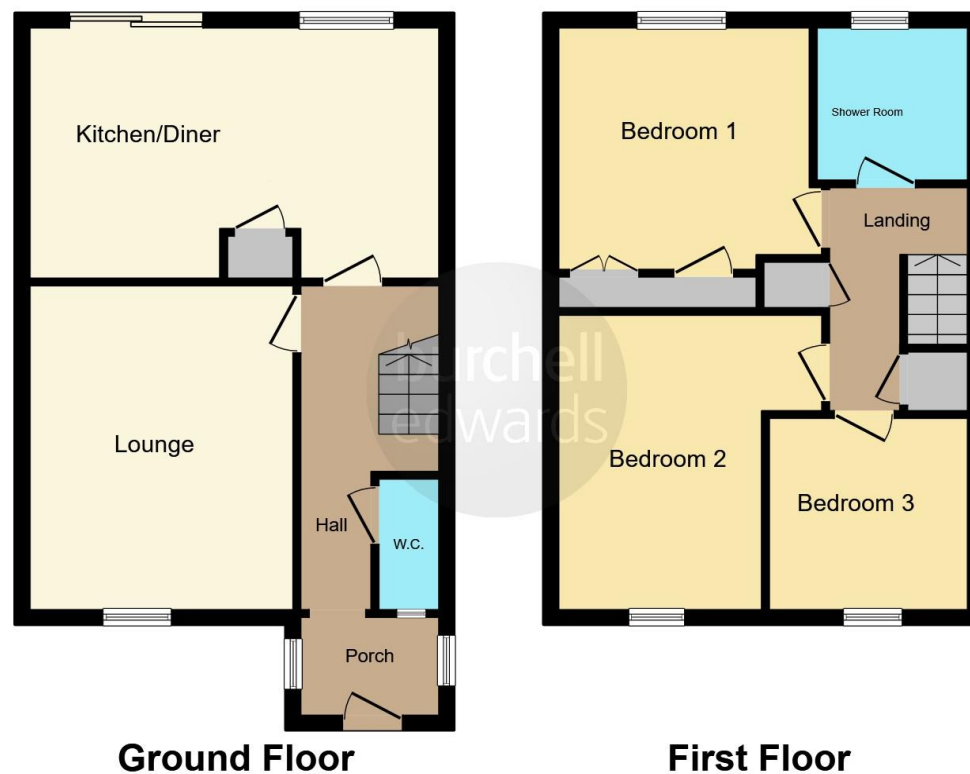












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C

Tenure: Freehold

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