



Lindridge Drive, Minworth, Sutton Coldfield



Lindridge Drive, Minworth, Sutton Coldfield, B76 9RJ

for sale offers over
£270,000



Property Description

Burchell Edwards are delighted to present this spacious property located in the sought-after area of Minworth. This beautiful home is spacious throughout making it ideal for families or young couples looking for a home to grow into.

The ground floor consists of a spacious hallway, cosy lounge, kitchen/diner that overlooks a well landscaped rear garden and a groundfloor W/C. The garden can be accessed from the rear and is a great size to sit and enjoy.

Upstairs, the property boasts three double bedrooms which is rare and large modern bathroom.

The location to this home is one of its key selling points, being on a quiet walkway which offers a peaceful place to live whilst also being a stone's throw away from plenty of local amenities, transport links such as the M42 & M6 and sought after local school catchment areas.

Entrance Porch

Double glazed windows to front and side elevations, laminate flooring and door into:

Entrance Hallway

Central heating radiator, wood effect vinyl flooring, storage cupboard and stairs to first floor accommodation.

Lounge

13' 3" max x 11' 4" (4.04m max x 3.45m)

Double glazed bay window to front elevation, electric fire, central heating radiator and laminate flooring.

Kitchen/ Diner

12' 9" max x 17' 6" (3.89m max x 5.33m)

Two double glazed windows and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double oven, gas hob, extractor fan, space and plumbing for dishwasher and washing machine, tiling to splash prone areas, wood effect vinyl flooring, central heating radiator, central heating boiler housed and storage cupboard.

Landing

Airing cupboard, central heating radiator, carpet, loft access.

Bedroom One

15' x 11' into door recess (4.57m x 3.35m into door recess)

Double glazed window to front elevation, central heating radiator, laminate flooring and storage.

Bedroom Two

11' 9" x 10' 7" max (3.58m x 3.23m max)

Double glazed window to rear elevation, laminate flooring and storage cupboard.

Bedroom Three

11' 9" x 8' 5" (3.58m x 2.57m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, tiled flooring, tiling to splash prone areas, extractor and heated towel rail.

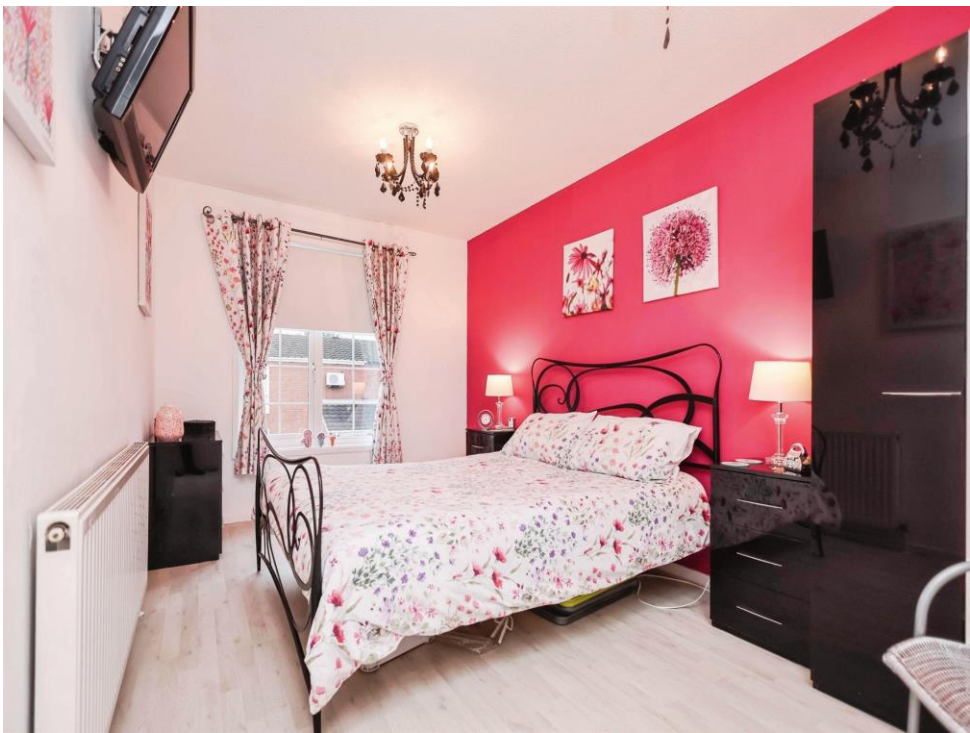
Ground Floor W.C

Double glazed window to front elevation, W.C, wash hand basin and wood effect vinyl flooring.

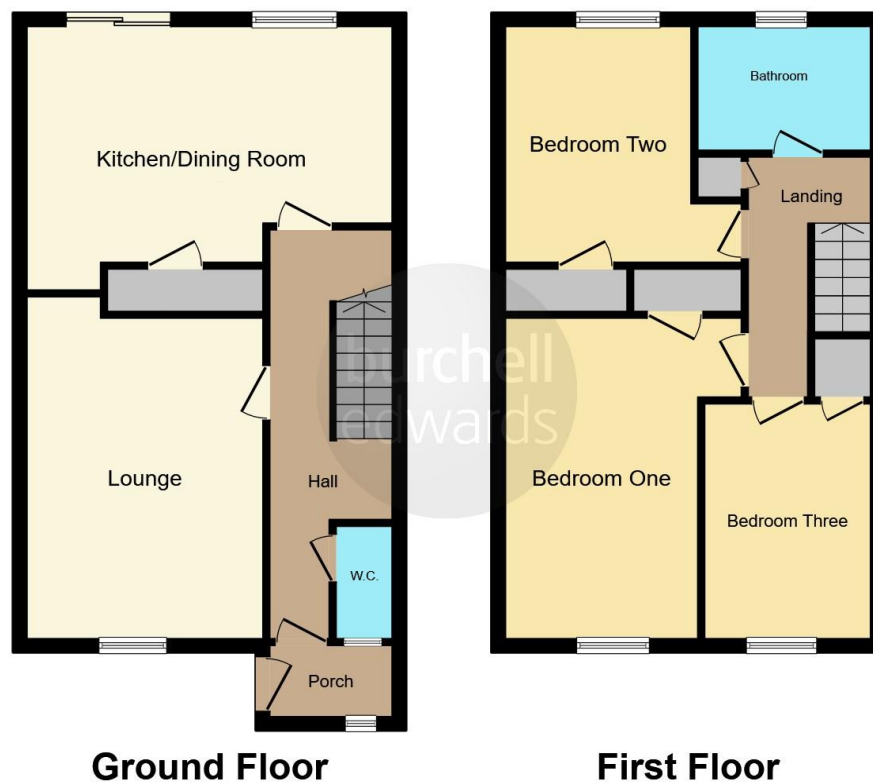
Rear Garden

Laid to lawn, block paved patio, rear access and outside tap.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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