



Lindridge Road, Birmingham



## Property Description

This impressive and substantially extended family home offers generous, well-balanced accommodation arranged over two floors, complemented by a range of versatile outbuildings and a generous rear garden. The property has been thoughtfully improved to create a flowing layout that works equally well for everyday family living and entertaining, with the kitchen forming a clear focal point to the rear.

Internally, the home benefits from oak floorboards throughout, providing a consistent, high-quality finish that enhances both the sense of space and the natural light. The ground floor offers multiple reception spaces, allowing flexibility for families, home working, or formal dining, while the first floor provides well-proportioned bedrooms and a modern family bathroom.

Externally, the property continues to impress. The rear garden is of a good size and enjoys a practical layout, with lawned areas and direct access to substantial outbuildings. These structures offer excellent scope for a home office, gym, workshop, storage, or hobby space, making them a genuine asset rather than ancillary space.

Overall, this is a well-rounded, adaptable home that combines strong internal proportions with external versatility, making it particularly appealing to buyers seeking long-term practicality without compromise.

## Lounge

A spacious front-facing reception room featuring wood-effect flooring, a large window providing excellent natural light, and ample space for full living room furniture. Ideal as a formal lounge or main family sitting room.

## Sitting Room

A versatile additional reception space positioned off the hallway, suitable for use as a snug, home office, or playroom, with front facing window and neutral décor.

## Kitchen

A standout feature of the home. This impressive extended kitchen is fitted with extensive wall and base units, integrated appliances, and generous worktop space. A skylight and rear access flood the room with natural light, while the open layout comfortably accommodates both cooking and dining zones.

## Dining Room

Open to the kitchen, this defined dining area offers ample space for a large table and chairs, making it ideal for entertaining and family gatherings.

## Ground Floor Wc

Conveniently positioned off the hallway, fitted with a low-level WC and wash hand basin.

## Bedroom One

A generous principal bedroom positioned to the rear of the property, offering ample space for a double bed, wardrobes, and additional furniture.

## Bedroom Two

A well-proportioned double bedroom with front-facing window and space for wardrobes.

## Bedroom Three

A versatile room suitable as a child's bedroom, nursery, or home office.

## Bathroom

A modern family bathroom fitted with a contemporary suite including bath, separate shower enclosure, wash hand basin, and WC, finished with stylish tiling.

## Outside

To the front, the property benefits from a large driveway providing off-road parking for multiple vehicles. To the rear, the private garden offers a combination of patio seating and lawn, ideal for outdoor dining, children's play, and entertaining.

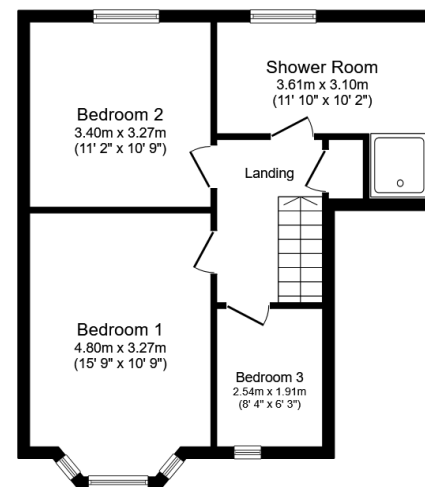
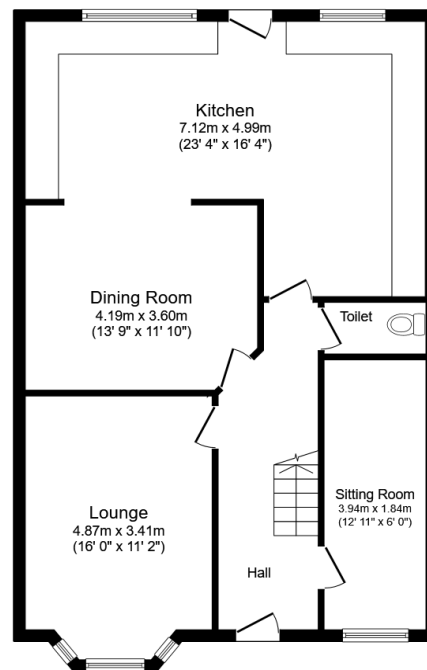
## Outbuildings

A key feature of the property. The outbuildings provide excellent flexibility and are suitable for a variety of uses including home office, gym, workshop, or additional storage, adding genuine lifestyle value.









**Total floor area: 129.8 sq.m. (1,397 sq.ft.)**

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Band: C

Tenure: Freehold

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