



Lincoln Road North, Birmingham

**burc
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edwards**



Property Description

Beautifully presented property situated on Lincoln Road North, The property is within walking distance to the Warwick Road and Coventry Road. where there are plenty of shops, restaurants and transport links to both Solihull town and the centre of Birmingham. The property is an ideal first home its ready for you and your furniture. The property would also make an ideal investment with current rental figures around £850-£900pcm

Entrance Porch

Double glazed door to front elevation and UPVC double glazed door leading into:

Lounge

10' 11" into recess x 13' 7" into bay (3.33m into recess x 4.14m into bay)

Double glazed half bay window to front elevation and central heating radiator.

Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)

Double glazed window to rear, central heating radiator, storage, stairs to first floor accomodation and archway leading into:

Kitchen

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated gas hob, electric oven, space and plumbing for washing machine, tile effect laminate flooring and central heating boiler.



Lobby

Obscure double glazed door to rear elevation and door leading into:

Bathroom

Obscure double glazed window to side elevation, wash hand basin, W.C, bath with electric shower over, central heating radiator and tiled flooring.

Landing

loft access and doors off to:

Bedroom One

10' 11" x 10' 10" (3.33m x 3.30m)

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

Bedroom Two

8' 11" x 10' 11" (2.72m x 3.33m)

Double glazed window to rear elevation and central heating radiator.

Rear Garden

Decked patio, laid lawn, outside tap, raised flower beds, shed and fencing to all boundaries.









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

To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: D

Tenure: Freehold

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