



The Lindens, Harborne, Birmingham, B32 2ER

- Traditional Three Bedroom Semi-Detached Home
- Driveway and Garage
- Beautifully Maintained Rear Garden
- No Upward Chain
- Popular Cul-De-Sac Location on the Edge of Harborne
- New Flooring and Carpets Throughout
- Excellent Access Links to Harborne and Birmingham City Centre
- EPC Rating - E

By Auction £275,000



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***FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £275,000* BIDDING CLOSES 13 JANUARY 3PM* FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS**

An extended and superbly presented semi-detached family home situated in this quiet cul-de-sac location on the edge of Harborne. This three bedroom property has been thoughtfully modernised to provide light and spacious internal accommodation, with a wonderful south-west facing rear garden, garage and driveway. Being Sold with No Upward Chain.



The property is set back from the road via a block paved driveway providing parking for two cars, with access to the garage and property entrance. An entrance porch leads into a spacious hallway, providing staircase to first floor and access into large front and rear reception rooms, with the rear reception providing large patio doors out to the rear garden. An equally spacious breakfast kitchen provides wall and base level units with complimentary work surfaces and tiled splash-back and space for all necessary kitchen appliances. The kitchen leads through to an extended sitting room which includes a guest WC, and access out to the rear garden.

The upstairs accommodation includes three generously sized bedrooms, including two large doubles and a smaller single room, complimented by a spacious family partly-tiled bathroom suite which comprises WC, pedestal wash hand basin and large bath with separate electric shower.

To the rear is a superbly maintained south-west facing garden with a patio and large lawn space, completed with mature borders and a fence boundary.

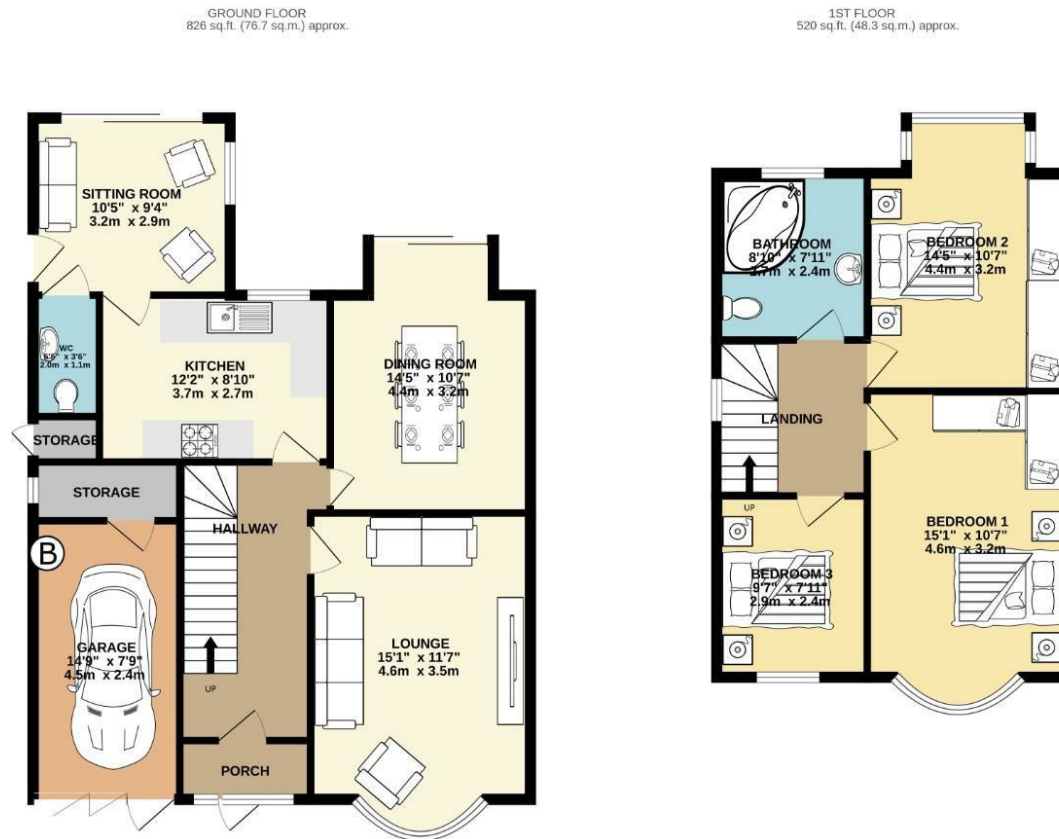


The property is situated in a quiet cul-de-sac, perfectly positioned for the immediate access to Harborne Village and Birmingham City Centre with transport links to other major cities. The immediate location also provides convenient access to Queen Elizabeth Medical Complex and Birmingham University with local motorway links also very close.



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TOTAL FLOOR AREA: 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

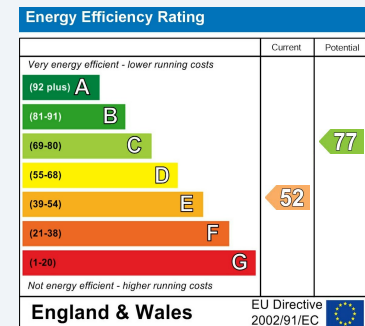
Please contact harborne@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.