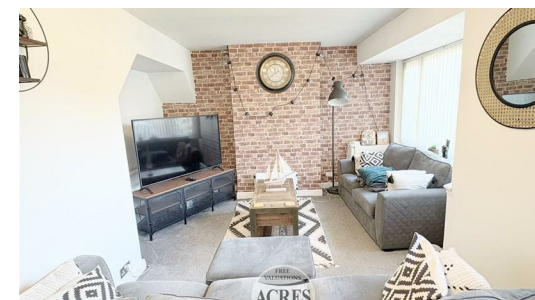




- Well presented throughout
- No upward chain
- Off road parking for multiple vehicles
- Lounge with dual aspect windows
- Modern breakfast kitchen
- Conservatory
- Two well proportioned bedrooms
- Family Bathroom
- Private rear garden
- Convenient location close to schools, amenities and transport links



LINGARD ROAD, , B75 7EA - OFFERS IN THE REGION OF £290,000

Situated in a sought after residential location, the property is ideally positioned close to well regarded schools, local amenities and convenient transport links, providing easy access to nearby towns and commuter routes. The area offers a variety of shops, supermarkets and leisure facilities, making it perfectly suited to families and professionals alike. Beautifully presented throughout, this home has been thoughtfully maintained and is ready for immediate occupation. Offering well proportioned accommodation and modern fittings, the property provides a comfortable and practical living space both inside and out. Being offered with no upward chain, it presents an excellent opportunity for a smooth and straightforward purchase.

Accessed via a pebbled stone driveway providing off road parking for multiple vehicles, bordered by mature shrubs and bushes, the property is approached as follows:

HALLWAY: Entered via a composite front entrance door with two double glazed panels, with staircase rising to the first floor landing and doors leading off to:

LOUNGE: 16'05" max (15'02" min) x 12'06" max (8'11" min) Two PVC double glazed windows to the front aspect, radiator and ample space for lounge furniture.

BREAKFAST KITCHEN: 18'07" x 11'09" max (10'03" min) PVC double glazed window to the rear and PVC double glazed French doors leading into the conservatory. Fitted with a sink and drainer set into wood effect work surfaces with matching base and wall units and drawers. Integrated oven with four ring gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer and integrated washing machine. Tiled splashbacks, central island with additional drawers for storage, wood effect worktop and breakfast bar seating area. Radiator and space for dining table and chairs.

CONSERVATORY: 9'04" x 7'08" PVC double glazed French doors to the side with PVC double glazed windows to the rear and sides, tiled flooring and views over the rear garden.

LANDING: Loft access point, two built in storage cupboards and doors leading to:

BEDROOM ONE: 8'11" x 14'06" max (13'06" min) Two PVC double glazed windows to the front aspect, radiator and built in double wardrobes.

BEDROOM TWO: 11'11" x 10'03" PVC double glazed window to the rear, radiator and built in storage cupboard.

FAMILY BATHROOM: Obscure PVC double glazed window to the rear, panelled bath with shower over, low flushing WC, hand wash basin with half tiled surround, chrome effect ladder style radiator and laminate flooring.

REAR GARDEN: A private rear garden mainly laid to lawn with two generous paved seating areas, one positioned to the rear and one adjoining the conservatory connected by paved pathways. Border to one side and access to two useful storage sheds/cupboards.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.