

Lindridge Road
Birmingham

burchell edwards

Lindridge Road
Birmingham B23 7HX

for sale offers over
£290,000







Property Description

Located on Lindridge Road, Erdington, this well-presented three-bedroom family home offers generous living space, a modern open-plan kitchen lounge, and a practical layout ideal for contemporary family life. Combining traditional proportions with a clean, modern finish, the property is well suited to buyers seeking a home that is ready to move into.

The ground floor provides two clearly defined living areas. To the front, a bay-fronted lounge offers a comfortable and well-proportioned reception room with excellent natural light. To the rear, a large kitchen lounge forms the main living hub of the home, providing ample space for cooking, dining, and informal seating. This open arrangement works particularly well for modern living and entertaining, with clear zoning throughout.

The first floor offers three bedrooms arranged off a central landing, along with a modern family bathroom. The principal bedroom benefits from a bay window and generous floor space, while bedrooms two and three offer flexible accommodation suitable for family use, home working, or guest rooms. Externally, the property is complemented by off-road parking to the front and a well-maintained rear garden with patio seating.

Overall, this is a balanced and attractive Erdington home offering space, presentation, and functionality in a popular residential location.

Hall

Central hallway with staircase rising to the first floor and access to both principal ground-floor rooms.

Lounge

A well-proportioned bay-fronted lounge positioned to the front of the property. The room benefits from excellent natural light and comfortably accommodates a full living room furniture layout, making it ideal as a main reception room.

Kitchen Lounge

A spacious open-plan kitchen lounge forming the heart of the home. The kitchen provides extensive worktop and storage space, while the overall room allows for dining and seating areas. This versatile space is well suited to modern family living and entertaining.

Bedroom One

A generous double bedroom to the front of the property featuring a bay window and ample space for wardrobes and additional furniture.

Bedroom Two

A well-proportioned double bedroom to the rear, suitable for family use, guests, or home office purposes.

Bedroom Three

A practical third bedroom, ideal as a child's bedroom, study, or dressing room.

Bathroom

A modern family bathroom fitted with a contemporary suite comprising bath, wash basin, and WC.

Rear Garden

A well-maintained rear garden with a paved patio seating area, suitable for outdoor dining and low-maintenance use.







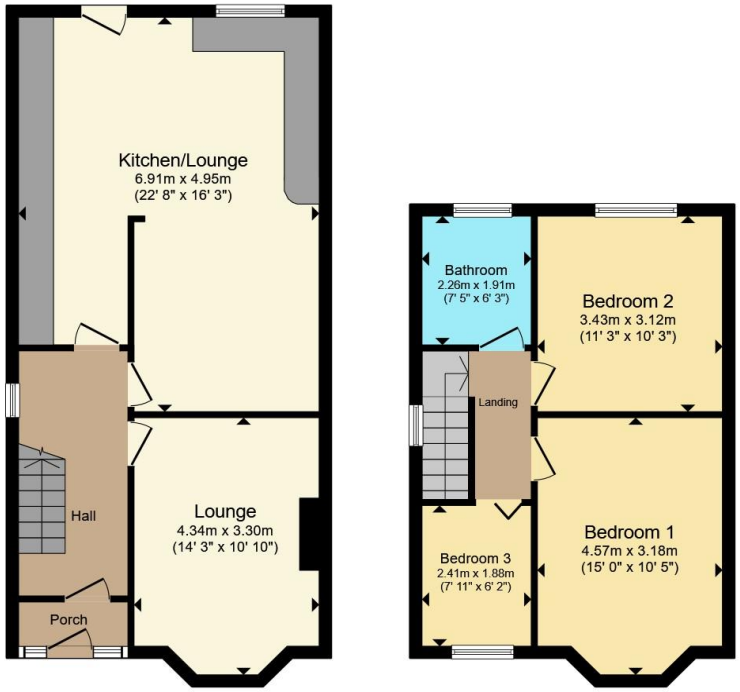

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Home


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Total floor area 97.3 m² (1,047 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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Unit 3 Queens Court, Gravelly Hill Erdington
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207755

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