PAUL CARR Estate Agents Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Lindrosa Road, Streetly
Sutton Coldfield, B74 3LB

Offers in the Region Of £340,000

A highly attractive and well-proportioned three-bedroom semi-detached family home, situated on the ever-popular Lindrosa Road, located just off Hardwick Road in Streetly. Offering spacious and versatile accommodation throughout, the property is complemented by a generous rear garden, off-road parking and an external single garage, making it an ideal home for families.

The property is approached via a driveway providing off-road parking, alongside a charming lawned front garden. Internally, a bright entrance porch opens into a spacious and welcoming entrance hallway, which provides access to a modern fitted ground-floor shower room.

To the front of the property is a generously sized dining room featuring an attractive bay window, while the extended lounge is positioned to the rear and enjoys pleasant views over the garden. The kitchen/breakfast room offers a practical range of fitted units together with useful pantry and storage space. To the first floor, the spacious landing provides access to three excellent-sized bedrooms, including an impressive principal bedroom with a feature bay window. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the deceptively spacious rear garden features a paved patio area with steps leading down to an extensive lawn, enjoying a pleasant and private outlook. An external single garage provides additional parking or useful storage space.

Ideally positioned within this highly sought-after area of Streetly, the property is conveniently located for reputable local schools, public transport links, local amenities and Sutton Park. Internal viewing is highly recommended to fully appreciate the size, location and potential of this attractive family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Accommodation

Porch
7' 4" x 5' 11" (2.23m x 1.80m)

Entrance Hall
12' 1" x 7' 10" (3.68m x 2.39m)

Lounge
19' 9" x 11' 8" (6.02m x 3.55m)

Dining Room
11' 7" x 13' 3" (3.53m x 4.04m)

Kitchen/Breakfast Room
16' 4" x 7' 9" (max) (4.97m x 2.36m)

Ground Floor Shower Room
10' 8" x 2' 7" (3.25m x 0.79m)

First Floor Landing

Bedroom One
13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom Two
11' 7" x 10' 1" (3.53m x 3.07m)

Bedroom Three
8' 2" x 7' 9" (2.49m x 2.36m)

Bathroom
5' 7" x 7' 9" (1.70m x 2.36m)







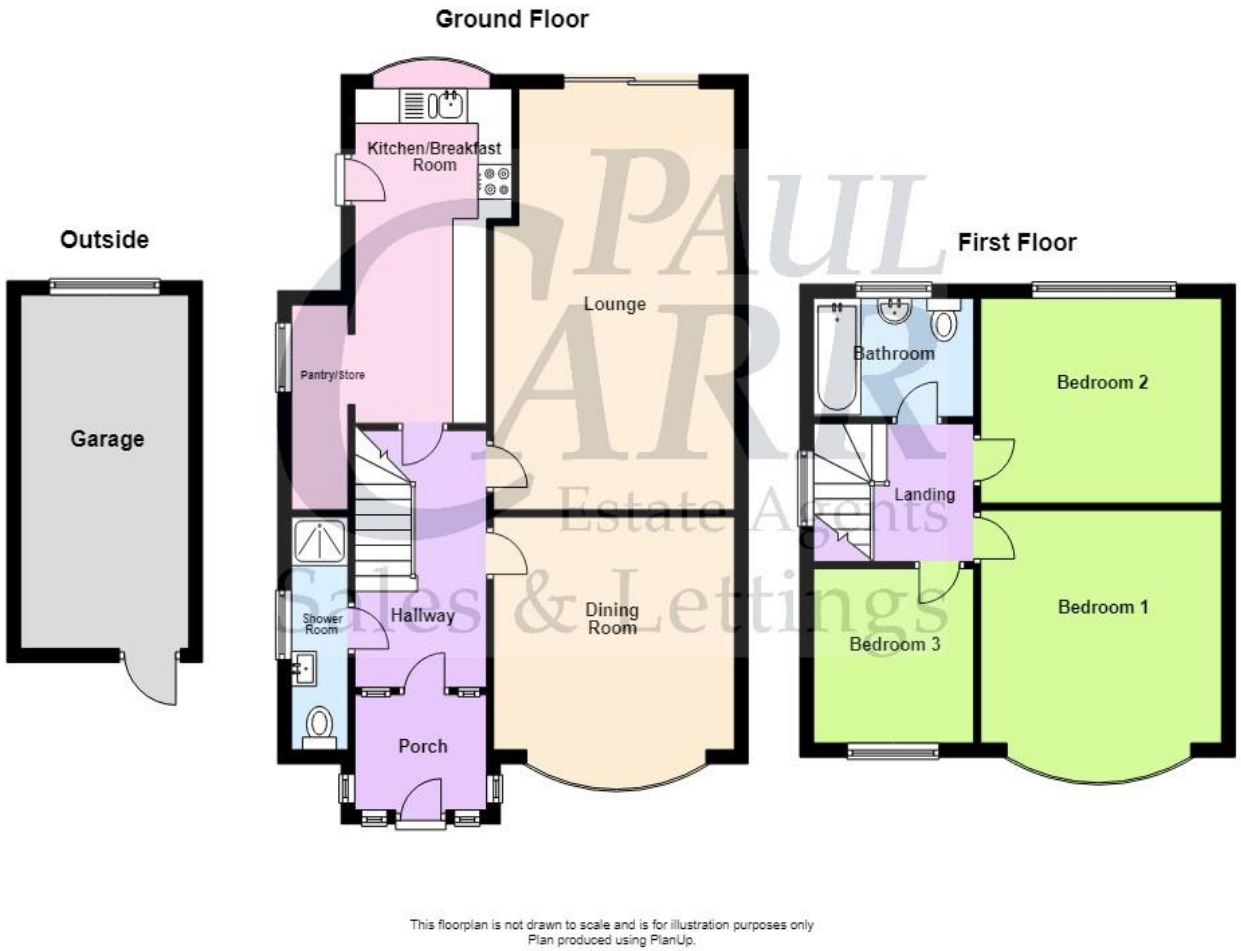




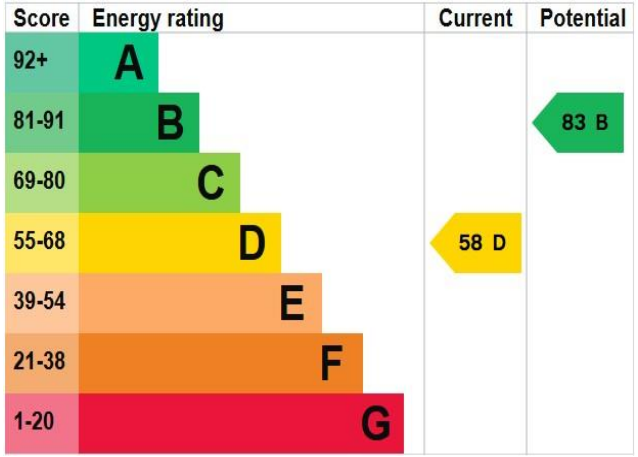


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location



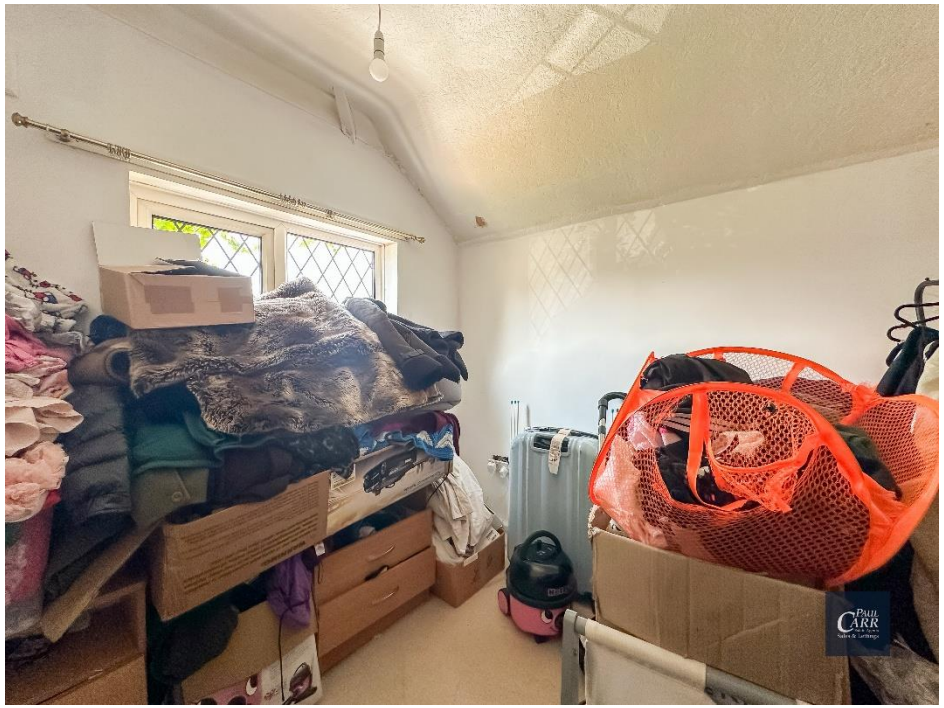


















Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.