



Lindrosa Road, Streetly
Sutton Coldfield, B74 3JY

Offers Over £400,000

This beautifully presented three-bedroom semi detached family home has been recently refurbished and is offered for sale with no onward chain, making it an ideal move in ready opportunity.

Situated on Lindrosa Road in the sought-after area of Streetly, the property enjoys close proximity to reputable local schools, excellent public transport links, a range of local amenities, and popular eateries.

The home is approached via a generous multi car driveway providing ample off-road parking, along with a welcoming storm porch. Internally, the property boasts a bright and inviting entrance hallway, complete with made to measure storage solutions and a useful cloak cupboard.

The spacious through lounge/diner is a standout feature, benefitting from a bay window to the front and an additional window to the rear, allowing natural light to flood the space. The newly refitted kitchen offers a modern finish and is complemented by an adjoining utility room, which includes a convenient ground floor WC and internal access to the garage.

Upstairs, the first floor comprises three bedrooms, two generous doubles and a well proportioned single, all of which have been tastefully redecorated and fitted with new carpets. A stylish, re-fitted family bathroom completes the internal accommodation.

Externally, the rear of the property features a private garden with a patio area, steps leading up to a neatly maintained lawn, and secure fenced boundaries, ideal for families and outdoor entertaining.

Early internal viewing is highly recommended to fully appreciate the quality and appeal of this wonderful 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

Storm Porch

Entrance Hall

13' 10" x 5' 10" (4.21m x 1.78m)

Lounge/Dining Room

27' 6" (into bay) x 11' 5" (max) (8.38m x 3.48m)

Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

Utility Room

10' 7" x 7' 4" (3.22m x 2.23m)

Ground Floor WC

2' 7" x 4' 5" (0.79m x 1.35m)

Garage

15' 2" x 7' 6" (4.62m x 2.28m)

First Floor Landing

Bedroom One

15' 6" (into bay) x 10' 11" (4.72m x 3.32m)

Bedroom Two

12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom Three

9' 9" x 6' 6" (2.97m x 1.98m)

Bathroom

7' 6" x 6' 4" (2.28m x 1.93m)

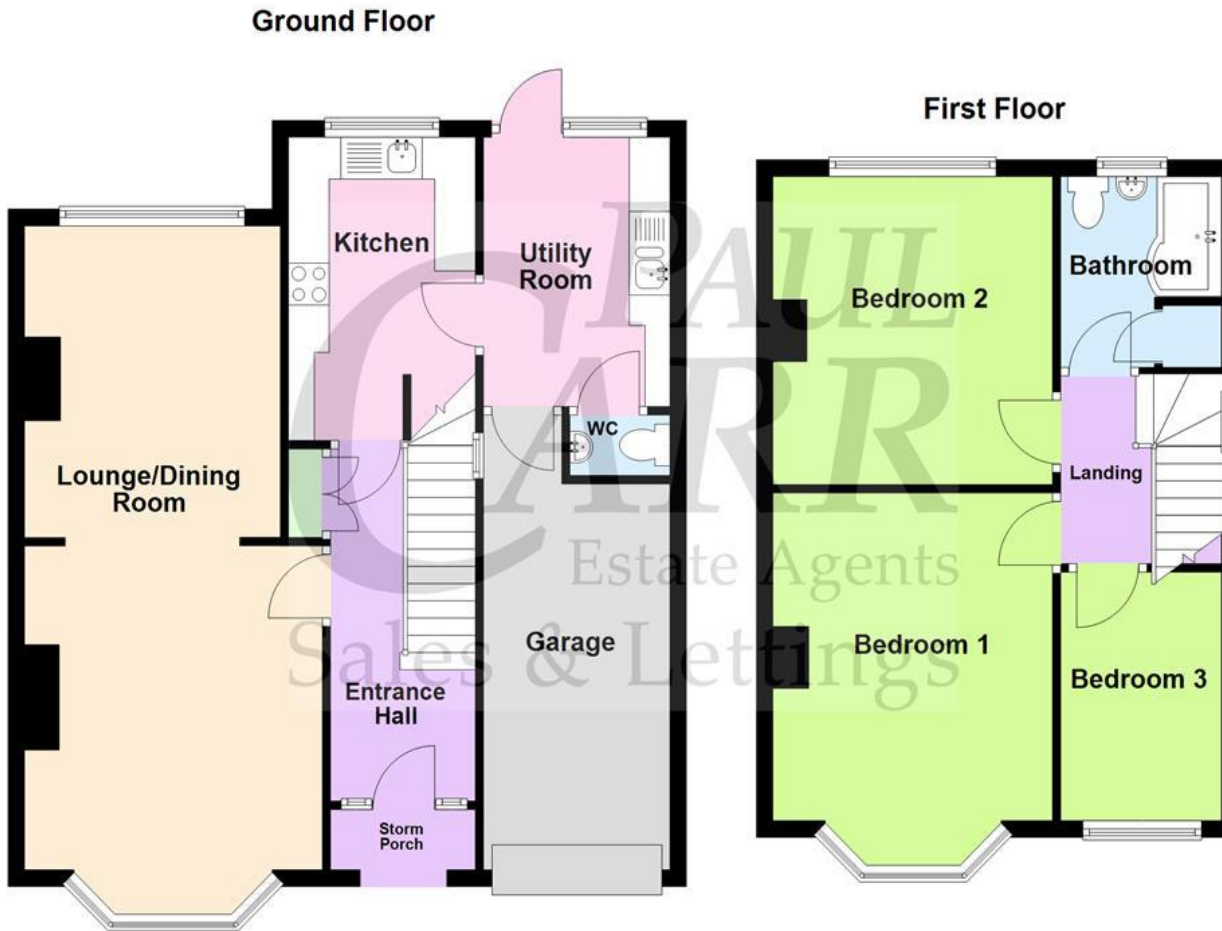






Floor Plan

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

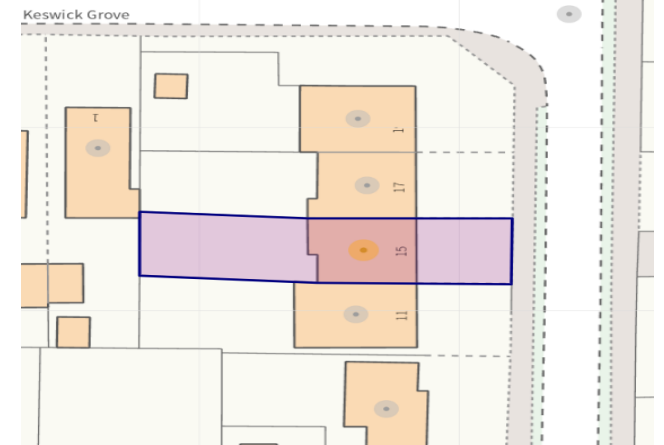


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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.