



Connells

Lindrosa Road
SUTTON COLDFIELD



Entrance Hall

With UPVC door to the front, storage cupboard, stairs to the first floor, radiator and doors to:

Lounge Area

13' 2" plus bay x 11' 5" (4.01m plus bay x 3.48m)

With double glazed bay window to the front, radiator and through to the Dining Area

Dining Area

12' 1" x 10' 4" (3.68m x 3.15m)

With radiator and double glazed window to the rear

Kitchen

11' 9" max x 6' 8" max (3.58m max x 2.03m max)

Refitted modern kitchen with a range of wall and base units with worktops over, stainless steel sink and drainer, gas hob and cooker-hood over, electric oven, space for fridge-freezer, radiator and double glazed window to the front

Utility Room

10' 6" x 7' 3" (3.20m x 2.21m)

With wall and base units with worktops over, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, doors to the WC and rear of house

Guest Wc

With low level WC and wash hand basin



First Floor Landing

With stairs from the ground floor, loft hatch and doors to:

Bedroom One

15' 5" into bay x 10' 9" (4.70m into bay x 3.28m)

With radiator and double glazed bay window to the front

Bedroom Two

12' 1" x 10' 9" (3.68m x 3.28m)

With radiator and double glazed window to the rear

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

With radiator and double glazed window to the front

Bathroom

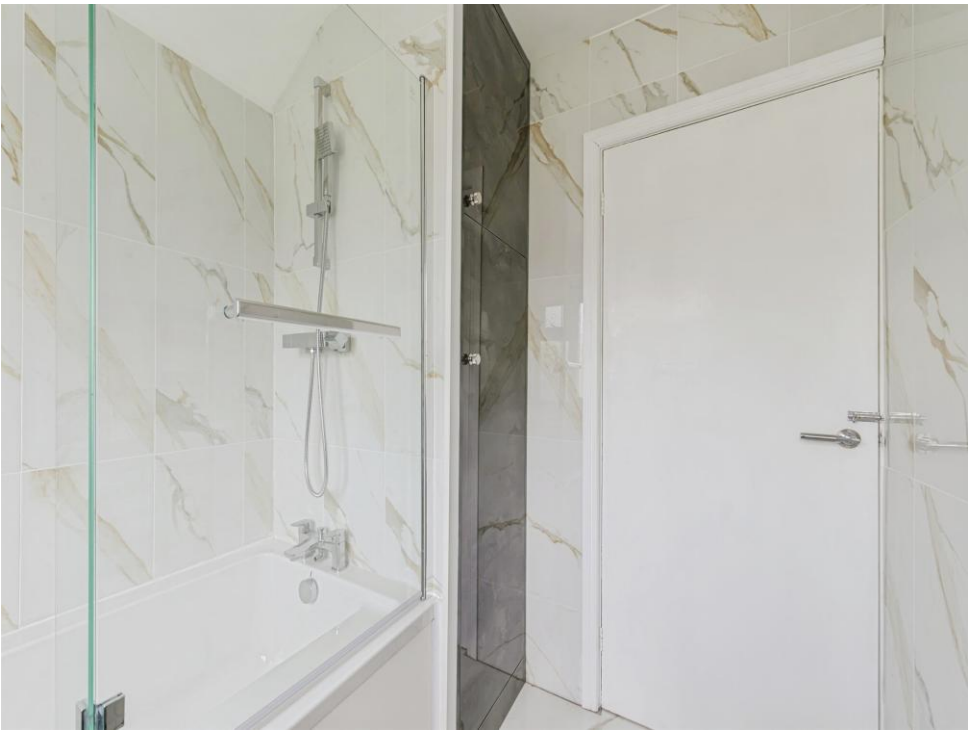
Fully tiled suite comprising bath with mixer taps and mains powered shower over, low level WC, wash hand basin with cabinets fitted, built in cupboard, heated towel rail, extractor fan and double glazed window to the rear

Outside

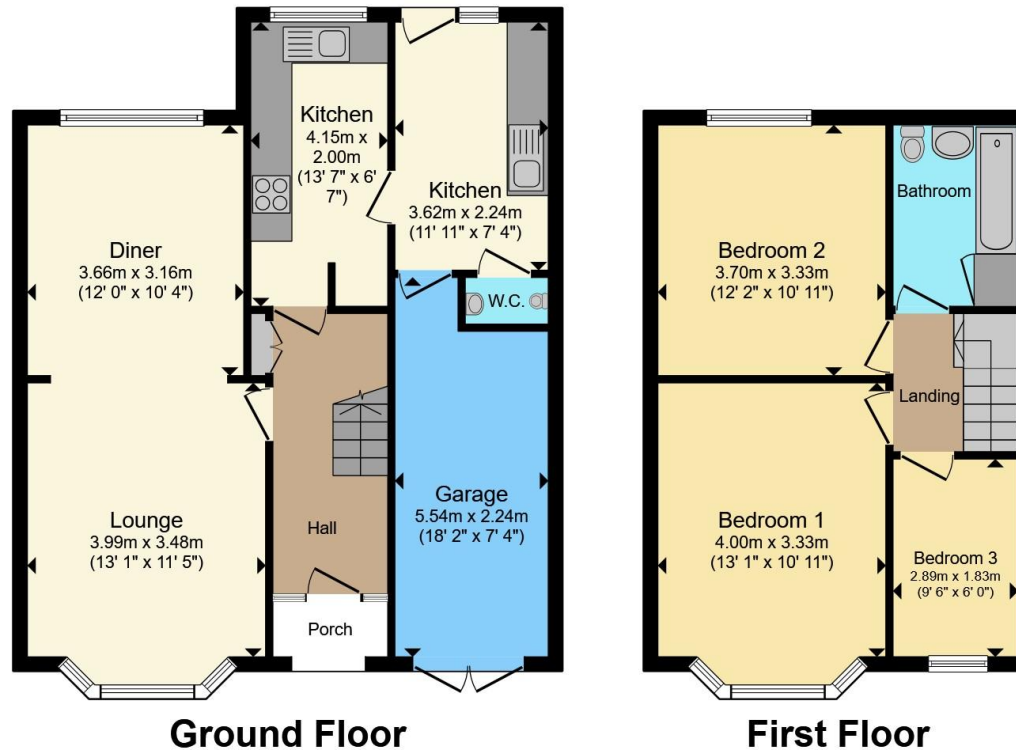
To the front is a block paved driveway with dropped kerb for access providing off-road parking and access to the Garage. To the side of this is a block paved area.

To the rear is a fully enclosed tiered garden with patio area, laid to lawn and two concrete bases for sheds or greenhouses.









Total floor area 106.2 m² (1,143 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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