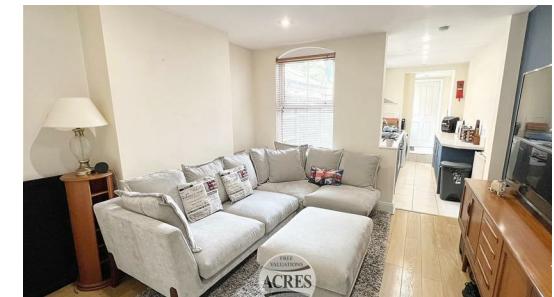




- Two good bedrooms
- First floor white bathroom
- Attractive rear lounge
- Separate dining room
- Fitted kitchen with appliances
- Guest cloakroom/WC
- Courtyard style rear garden
- Allocated parking
- Set in a delightful road in the heart of Sutton Coldfield, set close to Sutton Park
- Excellent public transport



LYNDON ROAD, , B73 6BS - OFFERS IN THE REGION OF £318,500

This most attractive, deceptively spacious, freehold town house is set in a delightful tree lined throughfare within the heart of Sutton Coldfield. Accordingly it is positioned just a short stroll from Sutton Park, the local railway station together with Sutton Coldfield town centre itself. Complemented by gas central heating having double glazing (both where specified), to fully appreciate the property on offer, its charm, style and character we highly recommend internal inspection. Briefly comprising enclosed porch, dining room, lounge opening to a fitted kitchen, rear lobby, guest cloakroom/WC, two bedrooms, white bathroom, low maintenance rear garden.

Set back from roadway behind a low maintenance fore garden with path access to the property via glazed doors, opening to

FULLY ENCLOSED PORCH: Window to front, door to

DINING ROOM: 13'4" max 11'3 min 11'10" max 10'9" min Secondary glazed squared bay window to front, double radiator, double fitted base unit with laminate flooring

REAR LOUNGE: 12'2" x 11'10" MAX 10'8" min PVC double glazed window to rear, double radiator, wood laminate flooring, two built in storage cupboards

FITTED KITCHEN: 11'9" x 5'9" Two PVC double glazed windows side, one and a half bowl sink unit set into rolled edge work surfaces having a range of fitted base units beneath, integrated fridge/freezer, space for washing machine, integrated stainless steel oven having gas hob above with matching splashback and extractor canopy, double radiator, tiled floor

REAR LOBBY: Part PVC double glazed door to side, tiled floor

GUEST CLOAKROOM/WC: PVC double glazed window to side, white low flushing WC, wash hand basin, tiled floor

STAIRS TO LANDING: Double radiator

BEDROOM ONE: 11'10" max 10'7" min x 11'3" Two PVC double glazed sash windows to fore, double radiator

BEDROOM TWO: 12'6" x 8'10" max 7'7" min PVC double glazed window to rear, double built in wardrobe radiator

LARGE BATHROOM: 12'6" x 6' PVC double glazed obscure window to rear, matching white suite comprising bath having shower over with side splash screen and tiled splashbacks, low flushing WC, wash hand basin, double radiator, tiled floor, linen cupboard

OUTSIDE: Courtyard style rear garden having timber fencing and rear pedestrians/tradesman's access, gate



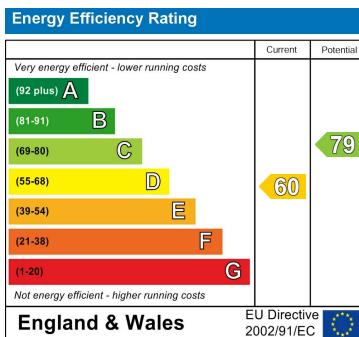
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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: C COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to Movebutler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.