

for sale

offers in the region of **£260,000** Freehold

Lindridge Road BIRMINGHAM B23 7HX

This beautifully presented three-bedroom semi-detached home offers spacious living with a through lounge/diner, modern fitted kitchen, and a bright conservatory. Featuring a downstairs WC, three well-proportioned bedrooms and an upstairs family bathroom, this property is ideal for families.



Property Details

Porch

Door to front elevation, providing access into the hallway.

Entrance Hallway

Stairs rising to first floor accommodation, central heating radiator, doors leading to dining room and downstairs WC.

Downstairs Wc

Downstairs WC and wash hand basin.

Dining Room

Bay window to front elevation, dining space and open access into lounge.

Lounge

Spacious lounge, though to dining room, and doors leading into conservatory.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces over, sink and drainer unit, space for appliances, and access through to conservatory.

Conservatory

Additional reception space with access to the rear garden.

Bedroom One

Double bedroom with window to rear.

Bedroom Two

Double bedroom with bay window to front.

Bedroom Three

Bedroom with window to front.

Bathroom

Suite comprising bath with shower over, wash hand basin and a toilet





To view this property please contact Burchell Edwards on

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BIRMINGHAM B23 6BJ

Property Ref: ERD208081 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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