



Connells

Lindridge Road
Sutton Coldfield

Lindridge Road Sutton Coldfield B75 6HH

for sale offers over
£425,000



Property Description

****NO CHAIN**** Connells are proud to introduce this incredibly spacious and turn-key ready 2 bedroom bungalow in Sutton Coldfield. Situated just 2 miles from Sutton Coldfield Town Centre and Mere Green in the opposite direction, as well as Good Hope Hospital just 0.8 miles down the road, this property is superbly located and offers a host of local amenities. Popular bars, restaurants, cafes and supermarkets are all within a 6 minute drive of the property, offering excellent modern living. The property itself boasts an incredible landscaped front driveway with the benefit of a garage, before opening into a superb home ready to be moved into. A spacious open-plan kitchen diner offers ample storage space, an island to the centre and a handy fitted dining table to the rear. At the heart of the home is an excellent sized lounge space, leading into a warm, welcoming conservatory to the rear. Two good sized bedrooms feature to the rear of the bungalow, with the main bedroom having a walk in wardrobe and direct access to the second shower room, acting as an ensuite. A spacious family bathroom adds to the open feel of the home, with the potential to be expanded into an incredible space. Outside, a stunning landscaped rear garden offers space for garden furniture, even more storage options and a well-established lawn to the centre. With side passages to the front and rear, this property offers everything you could want. Viewings highly recommended.

Entrance Porch

PVC front door into good sized porch, leading

through into the main internal hall.

Entrance Hall

Single glazed wooden door leading into hallway, having radiator to wall and access to all living and bedroom spaces. With built in storage cupboard inside.

Lounge

17' 9" x 13' 5" (5.41m x 4.09m)

A great sized main living space with double glazed french doors into conservatory to the rear. Having gas fireplace and additional radiator to the wall.

Kitchen

14' 6" x 13' 4" (4.42m x 4.06m)

A fantastic open plan kitchen dining space with fully integrated cupboards, appliances and laminate worktops. With a good sized island to the centre of the room, having electric stove and filter hood over, with additional cupboard space underneath. Integrated dishwasher and washing machine, with free standing fridge freezer, fitted dining table and more built in storage space to the rear. Having access to the covered passage via double glazed side door.

Covered Passage

Giving access to the rear and front of the property via doors either end. Accessed also via the kitchen. Handy for extra storage or a utility space.

Conservatory

12' 8" x 12' 4" (3.86m x 3.76m)

Double glazed conservatory with carpet flooring. Accessed via the lounge and having french doors out into the rear garden space.

Bedroom 1

13' 4" x 11' 9" (4.06m x 3.58m)

Great sized main bedroom with fitted cupboards around the room and handy walk-in wardrobe space. Double glazed windows facing the rear garden and radiator to wall. Directly opposite second shower room, acting as its own ensuite.

Bedroom 2

13' 5" x 10' 1" (4.09m x 3.07m)

Good sized double bedroom with fitted wardrobes, radiator to wall and double glazed windows overlooking the rear garden.

Shower Room

Situated directly opposite bedroom 1, acting as it's own ensuite. Featuring shower cubicle, toilet, sink, extractor fan and being tiled throughout.

Main Bathroom

Good sized family bathroom featuring bathtub with handheld shower, toilet to the rear, sink with cupboard space, towel warmer to the wall, extractor fan and frosted window to the rear.

Garage

14' 1" x 8' 3" (4.29m x 2.51m)

Garage accessed via the front drive. Electric

points inside and featuring the boiler.

Outside Front

Generously sized block-paved front driveway with landscaped surround and metal fence at entrance. Access to covered passage, front door to house and garage door.

Outside Rear

A stunning landscaped rear garden with well established lawn space, slab-paved area for garden furniture and multiple storage sheds/greenhouses.

Loft Space

Having spacious loft accessed via dropdown ladder, being fully insulated and boarded throughout, with additional lighting.









Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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: D Council Tax
 Band: E

Tenure: Freehold

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