

Connells

Lyndhurst Road
Birmingham

Lyndhurst Road
Birmingham B24 8QS

for sale
£350,000







Property Description

An excellent sized 4 bedroom traditional style semi-detached home. Located close to main road and motorway transport links and excellent access to local amenities. The property has an excellent sized rear garden with potential for further extension (subject to planning). In need of some cosmetic updating. Having driveway to the front. There is an entrance porch leading to a reception hallway. There are 3 good sized reception rooms, fitted kitchen and a ground floor wet room. On the first floor there are 4 good sized bedrooms and a bathroom. The home benefits from central heating and double glazing. Viewing essential.

Entrance Porch

Having double glazed door to the front, giving access into the porch, light facility, double glazed window, internal single glazed door gives access into the reception hall.

Reception Hall

Having stairs to the first floor landing, doors into the lounge, the dining room and kitchen, radiator to wall, stained glass leaded light window and coving to ceiling.

Lounge

12' 2" maximum x 12' 9" (3.71m maximum x 3.89m)

Having double glazed walk in bay window to the front, feature fireplace with stone surround, radiator to wall, two TV aerial points, two wall light fittings, coving to ceiling and decorative picture railing.

Dining Room

16' 1" x 11' 5" (4.90m x 3.48m)

Having double glazed window to the rear, double glazed patio doors to the third reception room and decorative picture railing.

Third Reception Room/Sun Room

10' 4" x 10' 3" (3.15m x 3.12m)

Having double glazed sliding patio doors leading onto the rear garden, laminate flooring, wall lights and door gives access into the ground floor wet room.

Ground Floor Wet Room

Having shower facility with electric shower to wall, all walls are tiled, low level flush WC, wash hand basin, radiator to wall and frosted double glazed window to the rear.

Kitchen

13' 7" x 9' 8" plus the recess (4.14m x 2.95m plus the recess)

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear, overlooking the rear garden and frosted double glazed window, gas cooker point, built in cooker hood and extractor fan, radiator to wall, double glazed door gives access into the rear garden, spotlights to ceiling and wall mounted central heating boiler.

First Floor Landing

Having double glazed frosted window to the side, doors to the four bedrooms and the family bathroom.

Bedroom 1

13' 6" plus the bay x 12' 3" (4.11m plus the bay x 3.73m)

Having double glazed window to the front.

Bedroom 2

12' 5" x 11' 5" (3.78m x 3.48m)

Having double glazed window to the rear, radiator to wall, picture rail and laminate flooring.

Bedroom 3

9' 8" x 9' 5" (2.95m x 2.87m)

Having double glazed window to the rear, radiator to wall, laminate flooring.

Bedroom 4

9' 1" x 7' 6" (2.77m x 2.29m)

Having double glazed window to the front, radiator to wall and laminate flooring.

Family Bathroom

Having bath, wash hand basin, low level flush WC, frosted double glazed window to the side, wall mounted heated towel rail radiator. Please be advised that the bathroom is unfinished.

Outside

Front

Having driveway providing off road parking, garden laid to lawn and various plants and shrubs.

Rear Garden

Being an excellent sized rear garden with garden laid to lawn, various plants and shrubs and fencing to perimeter.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



















Total floor area 146.2 m² (1,574 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

Connells

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: Awaited

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311792

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.