



Lindrosa Road, Streetly,
Sutton Coldfield, B74 3LB

£425,000

Welcome to Lindrosa Road, a three bedroom detached house with huge potential to create a wonderful family home.

The property is situated in a popular and sought after road within Streetly and is available for sale with no upwards chain.

The ground floor comprises a porch leading to the spacious entrance hall, with doors off to the lounge with feature bay window to the front, dining room with sliding doors to rear garden and an extended kitchen/breakfast room with a useful storage cupboard and door leading to the side access.

Upstairs has a landing, with doors off to three double bedrooms, bathroom and separate WC.

Further living space could be available by converting the loft (subject to all relevant permissions) as there is already a staircase leading from the first floor to the loft (currently boarded off - see image of first floor landing).

To the front of the property is a driveway providing off road parking, access to the garage and a door leading to the side passage.

The rear garden is west facing, offering excellent outdoors space and has a patio area, outbuildings, lawn, mature trees and fenced borders.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch

Entrance Hall

Lounge 14' 8" (into bay) x 10' 3"
(4.47m x 3.12m)

Dining Room 10' 11" x 12' 9"
(3.32m x 3.88m)

Kitchen/Breakfast Room 15' 5" (max) x 8' 2" (max)
(4.70m x 2.49m)

Garage 14' 7" x 7' 6"
(4.44m x 2.28m)

First Floor Accommodation

Bedroom One 16' 0" (into bay) x 10' 2" (max)
(4.87m x 3.10m)

Bedroom Two 10' 11" x 12' 10"
(3.32m x 3.91m)

Bedroom Three 9' 4" x 11' 11"
(2.84m x 3.63m)

Bathroom 5' 5" x 8' 2"
(1.65m x 2.49m)

WC 2' 5" x 5' 0"
(0.74m x 1.52m)

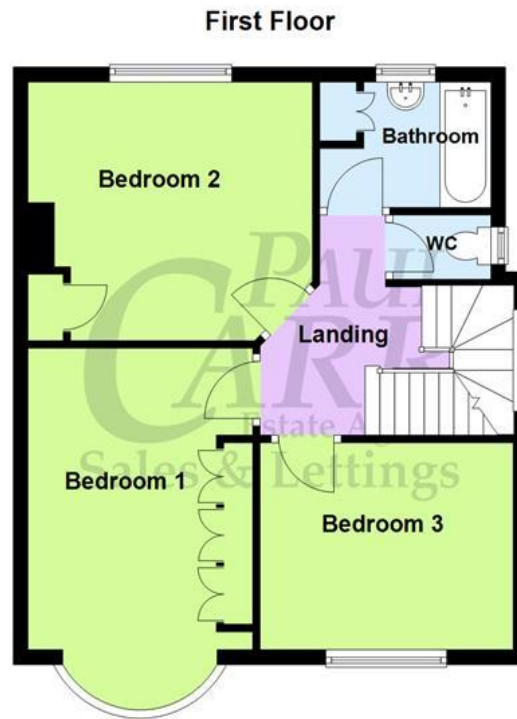
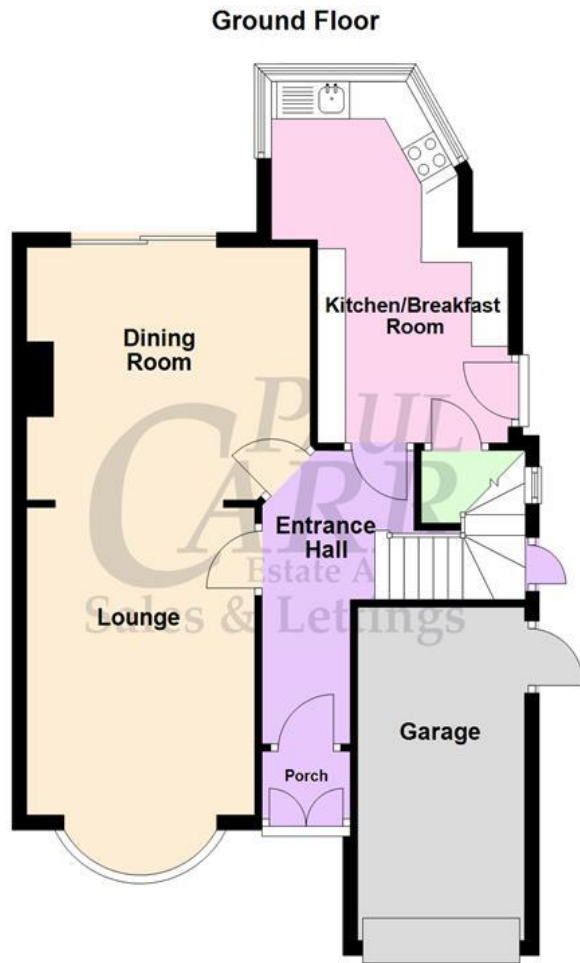






Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

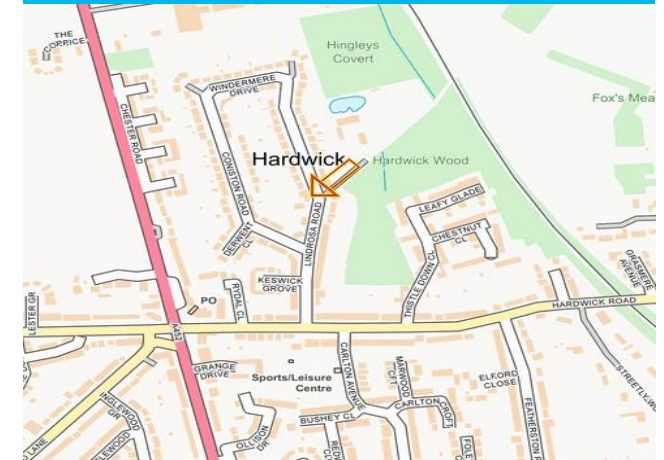


Energy Performance Rating

**NEW INSTRUCTION
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ENERGY
PERFORMANCE
CERTIFICATE**

21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 4th May 2024