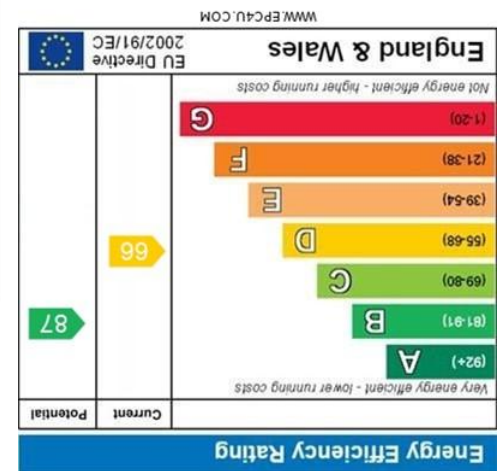


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO ONWARD CHAIN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- \*\*HIGHLY SOUGHT AFTER LOCATION
- TWO BEDROOM PERIOD TERRACE
- CLOSE TO LOCAL AMENITIES

Lyndon Road, Sutton Coldfield, B73 6BS

£350,000



## Property Description

NEW TO MARKET is this wonderful two double bedroom period mid terrace residence, set in a central location in Sutton Coldfield, within the much sought after conservation area near to Sutton town centre, Sutton Park & rail station. The fantastic location of the property makes it an ideal purchase for the modern professional, buy to let investor or commuter due to the proximity of Sutton Coldfield rail station which is set on the cross city line giving access to both Birmingham & Lichfield city centres. The conservation area keeps the road in a delightful period style, making it attractive to buyers wishing to purchase a property full of character & charm. Two of the main selling features for the property are that it is available with NO UPWARD CHAIN & has the benefit of OFF ROAD PARKING.

Give us a call now to book your viewing!

**DINING ROOM** 11' 9" x 11' 2" (3.58m x 3.4m) Carpeted, bay window to front, ceiling light and power points.

**LIVING ROOM** 11' 10" x 12' 2" (3.61m x 3.71m) Carpeted, window to rear, radiator, ceiling light and power points.

**KITCHEN** 6' 0" x 11' 10" (1.83m x 3.61m) Having window to side, French door to rear garden, a range of wall and base units, cooker, gas hob, ceiling light and power points.

**LANDING** Providing access to two double bedrooms and family bathroom.

**BEDROOM ONE** 11' 10" x 11' 2" (3.61m x 3.4m) Carpeted, window to front, radiator, ceiling light and power points.

**BEDROOM TWO** 8' 7" x 12' 2" (2.62m x 3.71m) Carpeted, window to rear, radiator, ceiling light and power points.

**BATHROOM** Having window to rear, bath with overhead shower, low level WC, wash basin, radiator and ceiling light.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .  
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, O2, Vodafone, limited for Three  
 Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

