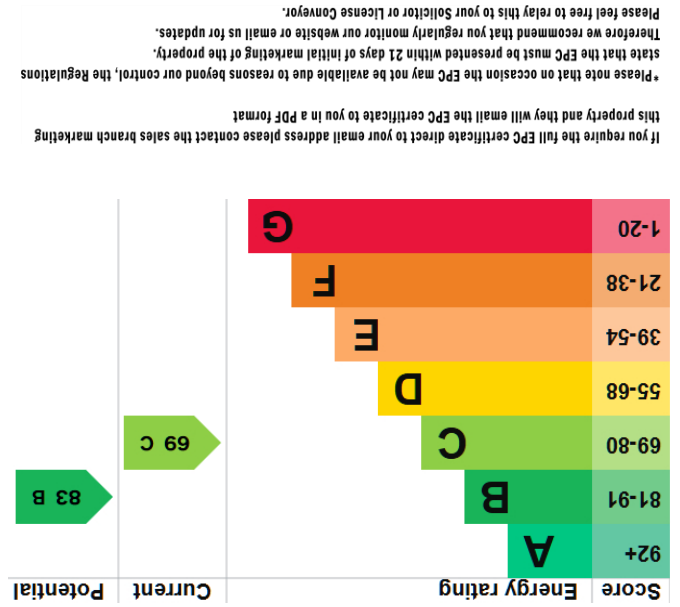
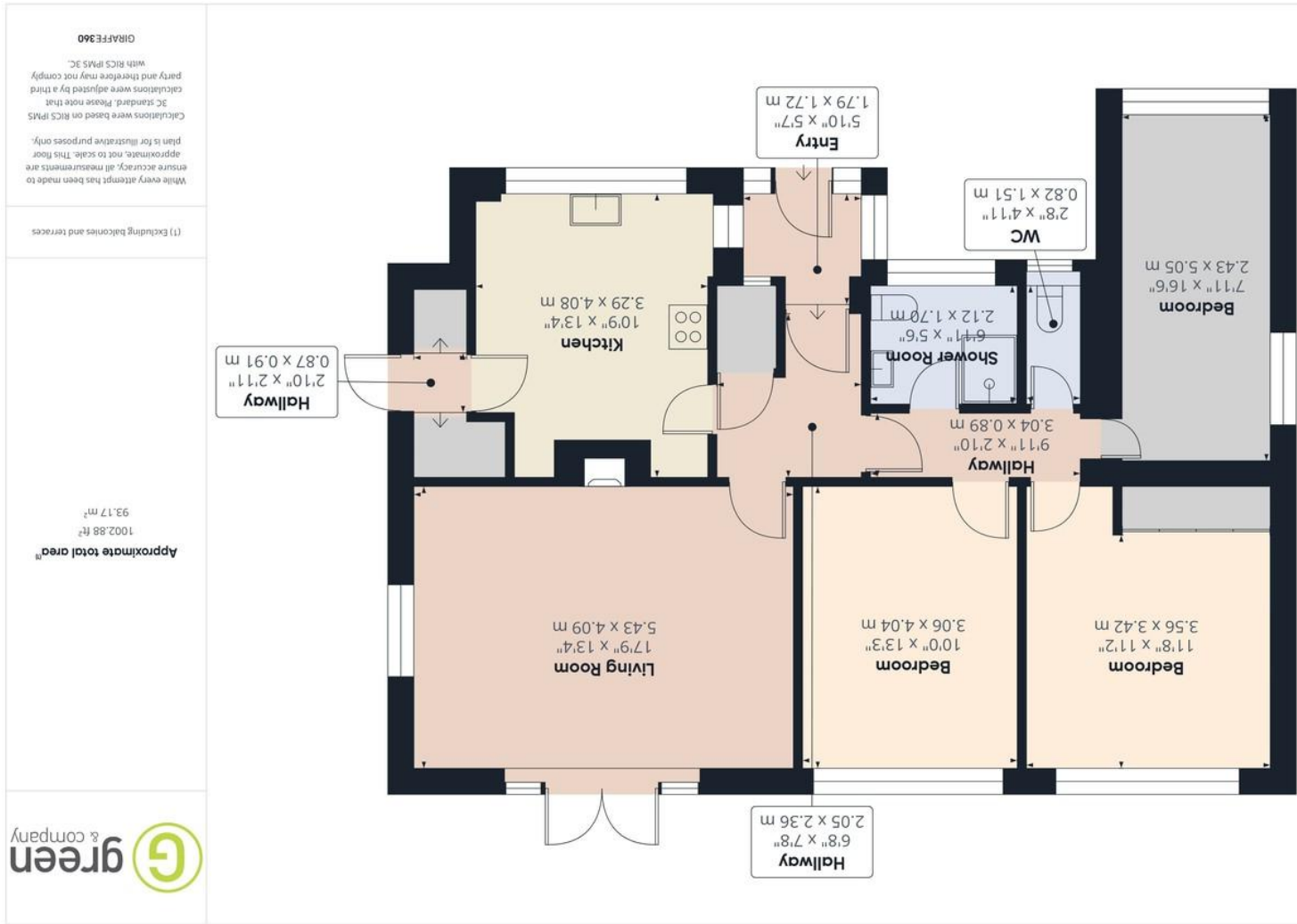


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Beautifully Presented Throughout
- Three Bedroom Detached Bungalow
- Spacious Lounge Diner
- Kitchen Diner
- Refitted Shower Room

Lindridge Road, Sutton Coldfield, B75 6HH

Asking Price Of £450,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after location and being close to all local amenities in Sutton Coldfield and Mere Green and enjoying views over countryside to the front this three bedroom detached bungalow offers bright and spacious living accommodation and is ideal for those looking to downsize without compromising their standards of living. Situated at the top on Lindridge Road the bungalow is approached via a wide in and out gravel driveway and is entered through an enclosed porch leading to the hallway with access to a spacious lounge diner, a kitchen diner with utility area off, a further inner hallway leads to the three bedrooms all of which are a great size and refitted shower room and separate WC, to complete the property there is a lovely private garden.

Bungalows such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH 5' 10" x 5' 7" (1.78m x 1.7m)

HALLWAY 6' 8" x 6' 7" (2.03m x 2.01m) Having a useful storage/cloaks cupboard, wooden flooring, radiator, coving and doors to:

FORMAL LOUNGE/DINING ROOM 17' 9" x 13' 4" (5.41m x 4.06m) A lovely bright and spacious lounge and dining room with a feature stone fireplace as the focal point with log burner, patio doors overlooking and providing access to the rear garden, coving, two radiators and a further window to the side provides natural light.

KITCHEN DINER 10' 9" x 13' 4" (3.28m x 4.06m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, built in double oven and hob with extractor fan over, space for a dishwasher, sink and drainer unit, useful walk in pantry, ample space for a dining table and chairs for casual dining, windows to both front and rear, tiled flooring, radiator and door to:

UTILITY AREA Having plumbing and space for white goods, central heating boiler and a door to the side.

From the hallway there is a further door to the inner hallway which has a radiator, loft access and provides access to:

BEDROOM ONE 11' 8" x 11' 2" (3.56m x 3.4m) A superb sized master bedroom with a window to the rear aspect, fitted wardrobes with sliding mirrored fronts and radiator.

BEDROOM TWO 10' x 13' 3" (3.05m x 4.04m) Having a window to the rear and radiator.

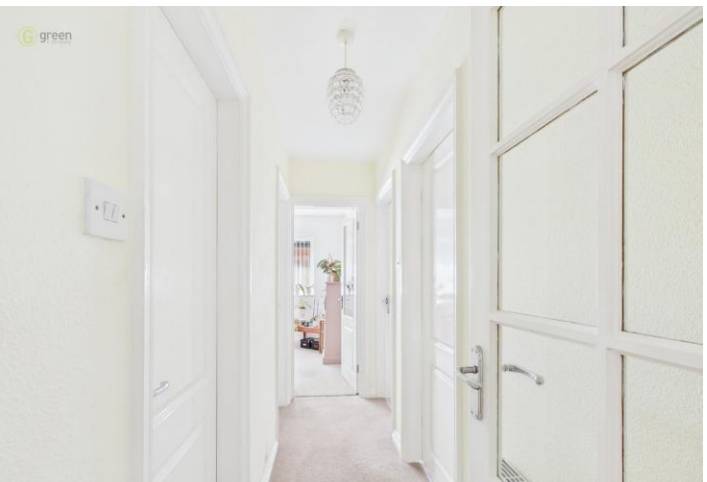
BEDROOM THREE 7' 11" x 16' 6" (2.41m x 5.03m) Having windows to side and rear, radiator and spot lights.

REFITTED SHOWER ROOM A stylish shower room with a fully enclosed shower cubicle, integrated vanity storage with wash hand basin and WC, heated towel rail and front facing window.

GUEST WC Low level WC, wash hand basin, heated towel rail and front facing window.

OUTSIDE To the rear of the home there is a beautiful garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders offering privacy and a picturesque setting.

Council Tax Band E Birmingham City Council



Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available but limited for EE, Three, O2 Vodafone and data available but limited for EE, Three, O2 Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 66Mbps. Highest available upload speed 19Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.

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

*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.

WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323