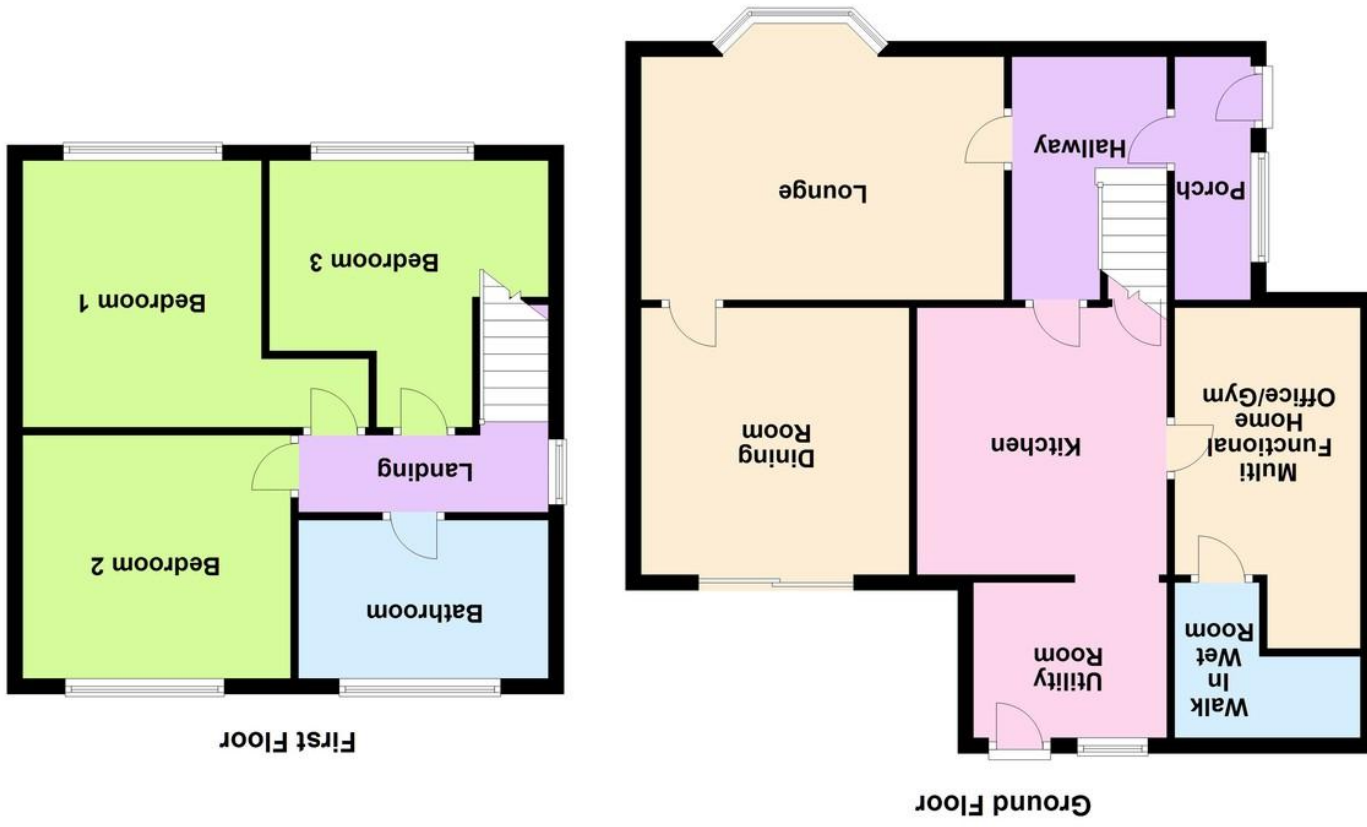
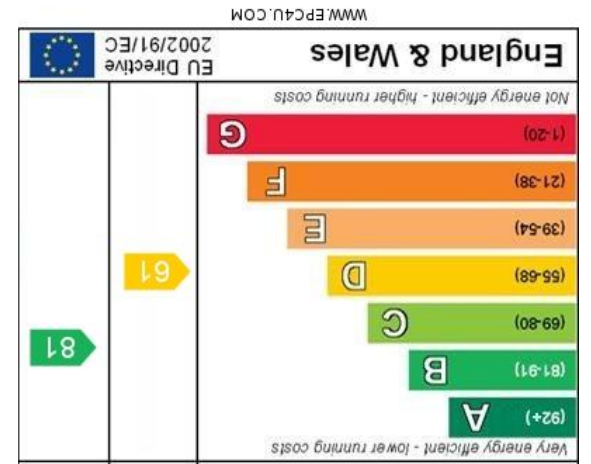


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Walmley | 0121 313 1991

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed Date



- A SUPERBLY PRESENTED EXTENDED TRADITIONAL SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR MULTIFUNCTIONAL ROOM/ HOME OFFICE/BEDROOM

46 Lingard Road, Sutton Coldfield, B75 7EB

£300,000



Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

INTERNAL VIEWING ESSENTIAL. This immaculately presented three bedroom semi detached house, occupies this popular residential location, close to amenities, local schools with public transport on hand, local shops within the vicinity, and transport links providing access into Sutton Coldfield Town centre, Birmingham City Centre and motorway connections. The accommodation which has undergone many cosmetic improvements through out to a high specification, briefly comprises enclosed porch, reception hallway, attractive lounge through to the dining room, fitted kitchen, superb multifunctional ground floor home office/bedroom/gym with walk in wet room of, landing, three good size first floor bedrooms, reappointed family bathroom. Outside the property is set back from the road behind a fore garden and multi vehicle driveway and to the rear there is good size well maintained enclosed garden. Internal viewing of this property is highly recommended.

Outside to the front the property is set back from the road behind a mature lawn and fore garden, shrubs, and trees, multi vehicle block paved driveway, gated access to rear.

ENCLOSED PORCH Double glazed entrance door with matching side screens, with double glazed window to side, tiled floor.

RECEPTION HALLWAY Being approached via a double glazed reception door, with double glazed window to front, radiator, laminate flooring, spindle stair case leading off to first floor accommodation and doors through to lounge.

LOUNGE 14' 11" into bay x 15' 04" (4.55m x 4.67m) Focal point of room is a chimney breast with fire place, laminate flooring, radiator, coving to ceiling, walk in double glazed bay window to front, opening through to dining room.

DINING ROOM 14' 11" x 9' 04" (4.55m x 2.84m) Having space for dining table and chairs, laminate flooring, radiator and double glazed sliding patio door giving access out to rear garden.

FITTED KITCHEN 11' 00" x 9' 04" (3.35m x 2.84m) Having a matching range of wall and base units with work top surfaces over, incorporating inset one and a half bowl porcelain sink unit, with mixer tap, space for cooker, extractor in canopy above, space and plumbing for washing machine, useful under stairs storage cupboard, tiled floor, double glazed window to rear, opening through to utility and door through to multifunctional home office/ground floor bedroom/gym.



UTILITY ROOM 6' 07" x 5' 02" (2.01m x 1.57m) Having space and plumbing for washing machine and further appliances, tiled floor, double glazed window to rear, double glazed door giving access to rear garden.

MULTIFUNCTIONAL ROOM/BEDROOM/HOME OFFICE/GYM 11' 11" max 8' 04" min x 7' 10" (3.63m x 2.39m) Having built in air conditioning unit and door through to ground floor wet room

DOWN STAIRS WET ROOM Being fully tiled, with walk in shower with mains fed shower over.

LANDING Approached by a stair case from reception hallway, with laminate flooring, passing opaque double glazed window to side elevation and doors off to bedrooms and bathroom,

BEDROOM ONE 14' 11" max 11' 04" min x 11' 04" (4.55m x 3.45m) Having laminate flooring, radiator and double glazed window to front.

BEDROOM TWO 11' 05" x 9' 04" (3.48m x 2.84m) Having laminate flooring, radiator and double glazed window to rear.

BEDROOM THREE 11' 03" max x 9' 00" max 3' 01" min (3.43m x 2.74m) Having laminate flooring, radiator and double glazed window to front, built in storage cupboard.

FAMILY BATHROOM Being fully tiled with a four piece suite comprising "P" shaped panelled bath with mixer tap, mains fed shower over, fitted shower screen, wash hand basin with chrome mixer tap, low flush WC, full complementary tiling to walls and floors, fully tiled enclosed shower cubicle with mains fed shower over, down lighting, two chrome ladder heated towel rails, extractor and opaque double glazed window to rear elevation.

OUTSIDE To the rear there is a good sized well maintained garden with full width paved patio, which steps down to a mature lawned garden with a variety of trees and shrubs with fencing to perimeter, pathway which extends down to the side of the property, with gated access to front, garden shed, external lighting, outside cold water tap.

Council Tax Band B Birmingham City Council

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.

