



Lyndon Croft, Birmingham

£400,000





PROPERTY OVERVIEW

This beautifully presented four bedroom semi-detached property has been modernised & refurbished by the present owners and now provides flexible living accommodation with the benefit of an integral annex which would be ideal for an elderly relative / adult family member / Air BnB. Situated in a quiet cul-de-sac overlooking a large green and being just a short distance from Marston Green train station the property provides potential purchasers with:- enclosed porch, entrance hallway, dual aspect living room, breakfast kitchen, utility room, guest WC / shower room, three first floor bedrooms and a family shower room. In the annex wing of the property there is a lounge (which could equally be used as playroom / 2nd reception room) with stairs up to a bedroom and bathroom.

Outside the property provides off road parking for multiple vehicles, a long rear garden which has been professionally landscaped with paved patio area and summer house.

Viewing is by appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

Marston Green is a highly sought after area of Birmingham, boasting excellent transport links including a train station with direct routes to London, Birmingham International Airport & Birmingham Grand Central. The area offers a range local amenities, including shops, restaurants, green spaces and several sports clubs. Marston Green is the perfect place for those seeking a suburban lifestyle with easy access to nearby road, rail and airport.

Council Tax band: C

Tenure: Freehold

- Four Bedroom Semi-Detached
- Beautifully Presented Throughout
- Annex with Lounge, Bedroom & Bathroom
- Breakfast Kitchen
- Re-fitted Bathroom & Shower Room
- Off Road Parking for Multiple Vehicles
- Landscaped Garden with Summer House
- Walking Distance to Train Station





ENCLOSED PORCH

ENTRANCE HALLWAY

LIVING ROOM

20' 11" x 10' 11" (6.37m x 3.34m)

BREAKFAST KITCHEN

14' 10" x 13' 10" (4.51m x 4.22m)

UTILITY ROOM

GUEST WC / SHOWER ROOM

ANNEX LOUNGE

15' 9" x 9' 10" (4.79m x 2.99m)

FIRST FLOOR

ANNEX BEDROOM

12' 11" x 9' 10" (3.93m x 3.00m)

BATHROOM

BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.39m)

BEDROOM TWO

9' 7" x 9' 2" (2.91m x 2.79m)

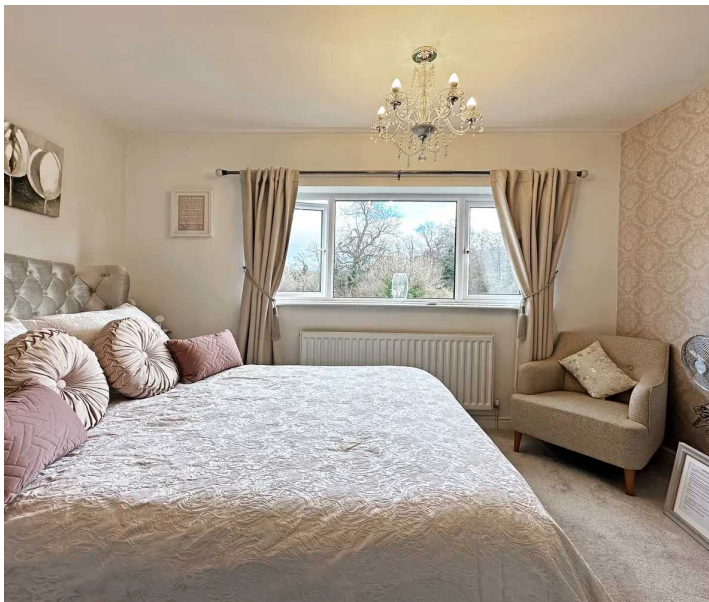
BEDROOM THREE

7' 7" x 7' 1" (2.32m x 2.16m)

SHOWER ROOM

TOTAL SQUARE FOOTAGE

Total floor area: 128.7 sq.m. = 1385 sq.ft. approx.





OUTSIDE THE PROPERTY

OFF ROAD PARKING FOR MULTIPLE VEHICLES

A LONG REAR GARDEN

SUMMER HOUSE

ITEMS INCLUDED IN SALE

Free standing cooker, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a summer house.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - partially boarded with ladder and lighting.

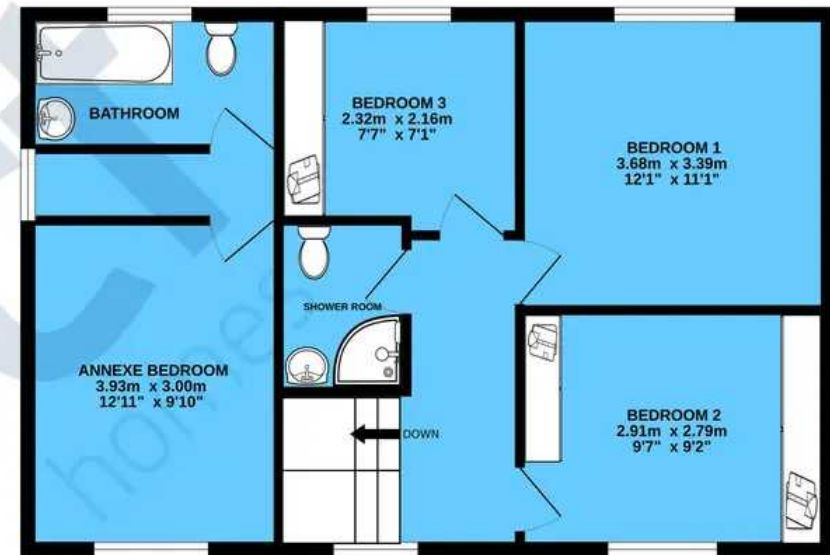
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR
67.0 sq.m. (721 sq.ft.) approx.



1ST FLOOR
61.7 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA : 128.7 sq.m. (1385 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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