



# Lincoln Road, Birmingham

Guide Price £225,000



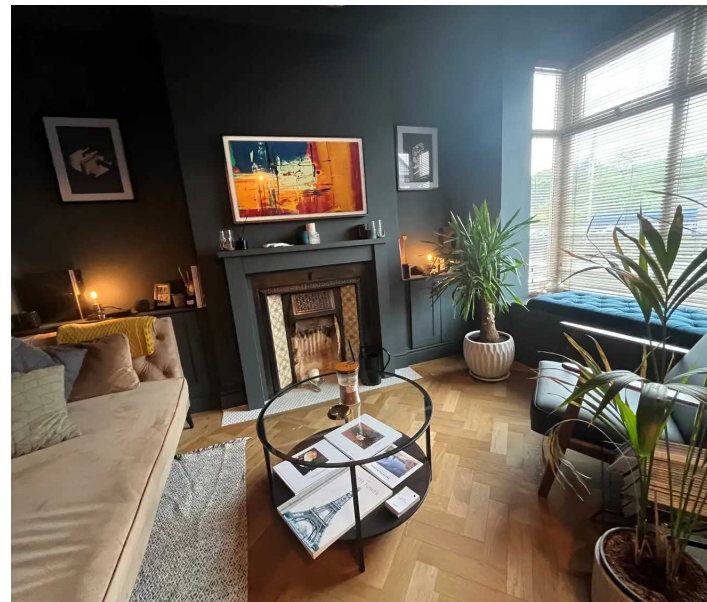


#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this modernised two bedroom end terraced, which must be viewed internally to be appreciated. This property has been vastly modernised throughout, by it's present owners, and would be ideal for a first time purchaser. The accommodation benefits from underfloor heating to the downstairs, luxury fitted kitchen and bathroom and has the added attraction of a garage and parking to the rear. The accommodation briefly comprises of: canopy porch, impressive entrance hall, living room, dining room, luxury fitted kitchen, two bedrooms, luxury bathroom, parking to the rear, garage and landscaped easy maintain garden.

#### PROPERTY LOCATION

Acocks Green, just around four miles southeast of Birmingham's city centre, is a lovely area known for its bustling centre called "The Green". Here you'll find a vibrant hub where Warwick Road and three main local routes meet. The community here boasts a variety of amenities, from shops and schools to the convenience of the Acocks Green railway station and Warwick Road, which both provide easy transport links to Birmingham City Centre and Solihull.

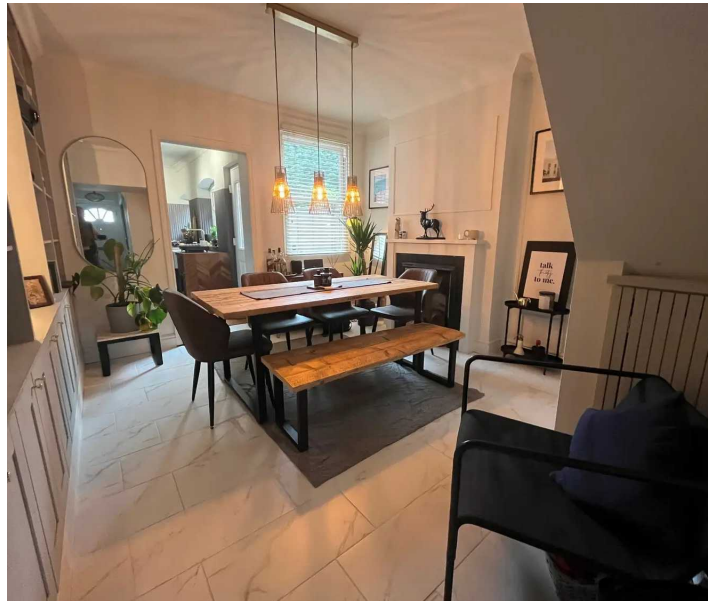
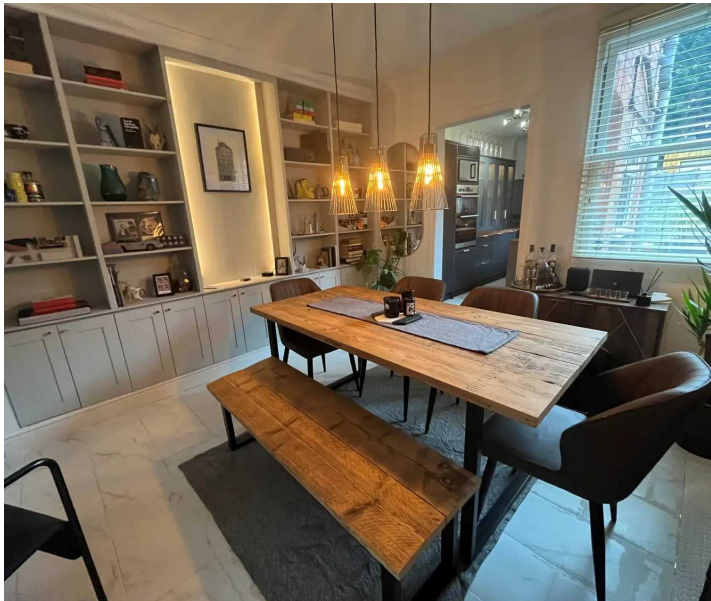






Neighbouring Olton is a truly remarkable suburb situated just down the road. Offering picturesque surroundings and excellent transportation links, it's no wonder residents here enjoy a unique quality of life. Olton exudes a strong sense of community spirit, evident through the various events and activities that take place throughout the year. Residents can partake in everything from local festivals and markets to joining sports clubs and community groups.

Housing options in Olton are diverse and highly sought after, catering to different preferences ranging from elegant period properties to modern developments. Commuting is a breeze thanks to easy access to major road networks and the Olton railway station, connecting residents to Birmingham city centre and beyond. The suburb's charm lies in its vibrant high street, green spaces, and top-rated schools – all a part of what makes living in Olton so appealing.







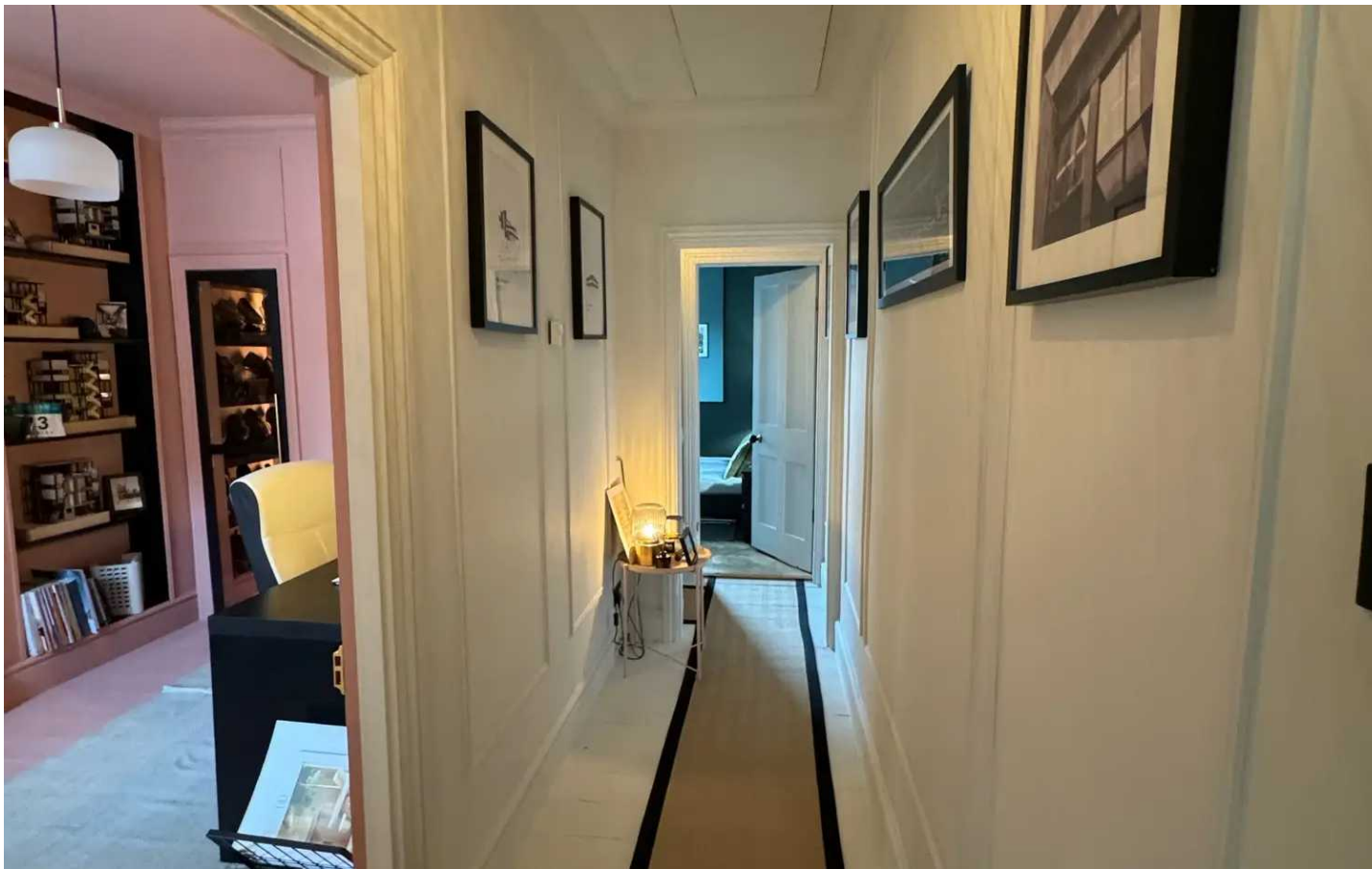
Residents of Olton have access to a wide array of amenities, including shops, boutiques, restaurants, and cafes. The suburb is also home to two golf clubs, Robin Hood and Olton, along with West Warwickshire Sports Club that offers tennis, football, hockey facilities, and even a BMX pump track at Olton Park. With excellent connections to major roadways such as the A41 and M42, as well as regular train services from Olton railway station to Birmingham Moor Street and London Marylebone, life in this well-connected suburb couldn't be more convenient.

Council Tax band: B

Tenure: Freehold

- Two Bedroom End Terraced
- Vastly Modernised Throughout
- Ideal For A First Time Purchaser
- Immaculately Decorated
- Living Room
- Dining Room
- Luxury Fitted Kitchen
- Modern Luxury Bathroom
- Garage
- Landscaped Garden





**CANOPY PORCH**

**ENTRANCE HALL**

**LIVING ROOM**

15' 7" x 8' 2" (4.76m x 2.48m)

**DINING ROOM**

14' 0" x 10' 8" (4.26m x 3.26m)

**KITCHEN**

13' 3" x 6' 7" (4.05m x 2.00m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 0" x 11' 1" (3.66m x 3.37m)

**BEDROOM TWO**

**BATHROOM**

13' 6" x 6' 9" (4.11m x 2.06m)

**TOTAL SQUARE FOOTAGE**

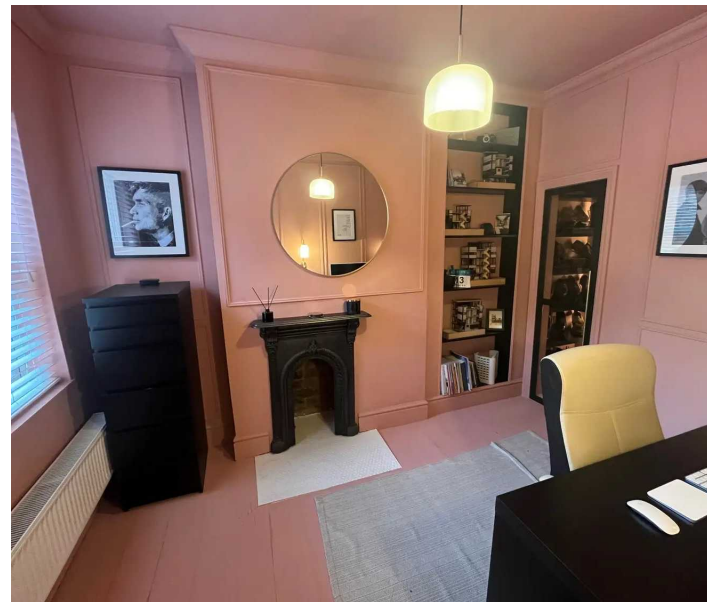
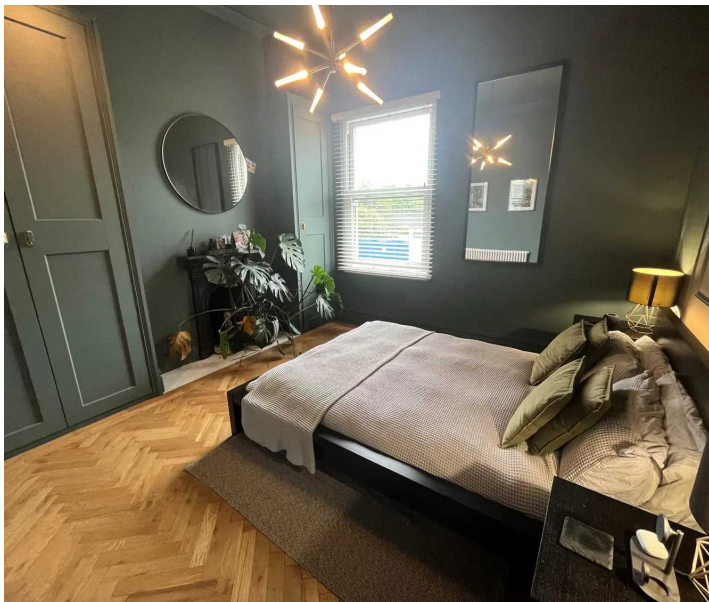
Total floor area: 75.0 sq.m. = 807 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**PARKING TO THE REAR**

**GARAGE**

**LANDSCAPED EASY MAINTAIN GARDEN**







#### **ITEMS INCLUDED IN SALE**

Hotpoint integrated oven, Indesit integrated hob, Cookology extractor, Russell Hobbs microwave, Hotpoint fridge freezer, CDA dishwasher, Indesit washer/Omit Indesit tumble dryer, all carpets, all blinds, fitted wardrobes in two bedrooms, some light fittings, underfloor heating (ground floor) and the garden shed.

#### **ADDITIONAL INFORMATION**

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

#### **MONEY LAUNDERING REGULATIONS**

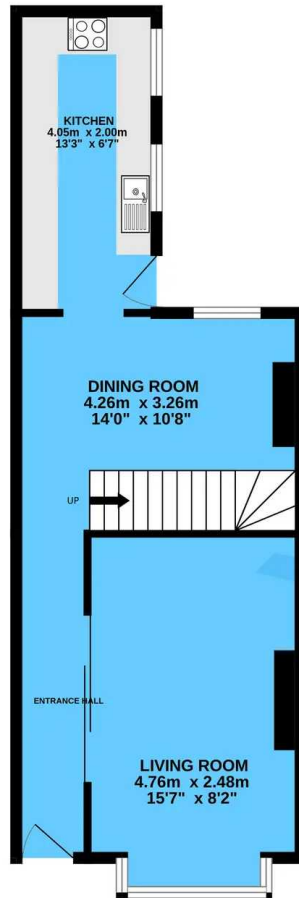
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 75.0 sq.m. (807 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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