

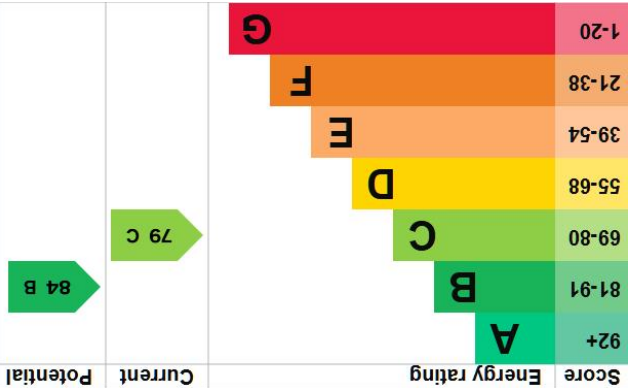
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- AN IMMACULATELY PRESENTED EXTENDED THREE BEDROOM MID TERRACE
- ATTRACTIVE LOUNGE
- WELL FITTED EXTENDED OPEN PLAN KITCHEN/DINER
- SUPERBLY EXTENDED DINING/FAMILY ROOM
- THREE DOUBLE BEDROOMS
- WELL APPOINTED FAMILY BATHROOM



Lindridge Drive, Minworth, Sutton Coldfield, B76 9RJ

£290,000





## Property Description

**POPULAR RESIDENTIAL LOCATION!** This immaculately presented three bedroom mid terrace property, occupies this popular residential location conveniently situated for amenities including shops and facilities within both Minworth and Walmley, with public transport on hand and transport links providing easy access in Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises; enclosed porch, welcoming reception hallway, attractive lounge, extended open plan kitchen/diner, superbly extended dining/family room, guest cloakroom, landing, three double bedrooms, well appointed family bathroom with separate shower cubicle. Outside to the front the property is set back behind a block paved driveway and to the rear is a low maintenance rear garden rear garage. Internal viewing of this superb property is recommended.

**OUTSIDE** To the front the property is set well back from the road behind a multi vehicle block paved driveway with trees to perimeter.

**ENCLOSED PORCH** Being approached via leaded double glazed entrance door with matching side screens.

**WELCOMING RECEPTION HALLWAY** Approached via opaque double glazed entrance door, stairs off to first floor accommodation, radiator, useful built-in storage cupboard, door off to guest cloakroom and further doors off to open plan kitchen diner and family lounge.

**GUEST CLOAKROOM** Having a white suite comprising wash hand basin with chrome mixer tap, low flush wc, opaque double glazed window to front elevation.

**LOUNGE** 14' 11" x 11' 04" (4.55m x 3.45m) Having leaded double glazed window to front, coving to ceiling, radiator.

**EXTENDED KITCHEN DINER** 17' 06" x 12' 11" (5.33m x 3.94m) Having a matching range of wall and base units with granite work tops surfaces over, space for range cooker, further matching range of base units, space for dining table and chairs, vintage style radiator, useful built-in storage cupboard, double glazed window to rear, downlighting, doors off to:-

**UTILITY ROOM** 8' 02" x 5' 09" (2.49m x 1.75m) Having a matching range of wall and base units with work top surfaces over, incorporating inset stainless steel sink unit with mixer tap and splash back surrounds, space and plumbing for washing machine, space for fridge/freezer, downlighting and coving to ceiling.

**EXTENDED MULTI FUNCTIONAL FAMILY ROOM/DINING ROOM** 12' 03" x 7' 09" (3.73m x 2.36m) Having double glazed velux window, downlighting, radiator, double glazed window to rear, space for dining table and chairs, double glazed French doors giving access out to the rear garden.

**FIRST FLOOR LANDING** Being approached via staircase from reception hallway, having cupboard housing gas central heating boiler, access to loft, coving to ceiling and doors leading off to bedrooms and bathroom.

**BEDROOM ONE** 14' 11" x 8' 08" (4.55m x 2.64m) Having double glazed window to front, coving to ceiling, built-in wardrobe with mirror sliding door, shelving and hanging rail, radiator.

**BEDROOM TWO** 11' 06" x 8' 04" (3.51m x 2.54m) Having downlighting, coving to ceiling, built-in wardrobe with shelving and hanging rail with mirror fronted doors, radiator and double glazed window to rear elevation.

**BEDROOM THREE** 11' 07" x 8' 04" (3.53m x 2.54m) Having double glazed window to front, useful built-in storage cupboard, coving to ceiling, radiator.

**REAPPOINTED FAMILY BATHROOM** Having a four piece suite comprising double ended bath with tiled surround with mixer tap, fully tiled enclosed shower cubicle with mains fed shower over, pedestal wash hand basin with chrome mixer tap, low flush wc, fully complementary tiling to walls and floor, downlighting, extractor and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear is a low maintenance fully block paved enclosed rear garden, fencing to perimeter, gated access to rear, timber framed garden shed, cold water tap.

Council Tax Band C - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

EE and O2 - Good outdoor

Three - Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- 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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
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