



Lincoln Road North

Olton, B27 6RP

- A Well Presented & Extended Semi Detached Property
- Two Bedrooms
- Two Reception Rooms
- Extended Kitchen

£209,950

EPC Rating '54'





Property Description

The property is set back from the road behind a block paved driveway extending to side gate access and hardwood glazed door leading through to

Enclosed Porch

With hardwood door with double glazed insert leading through to

Entrance Hallway

With UPVC double glazed window to side elevation, wall mounted radiator, ceiling light point, alarm panel, electric consumer board, stairs leading to first floor accommodation, opening to kitchen and doors off to



Lounge to Front

12' 1" x 12' 5" into bay (3.7m x 3.8m) With UPVC double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and feature electric fireplace with wooden surround



Dining Room to Rear

13' 5" x 9' 2" (4.1m x 2.8m) With UPVC double glazed bay window to rear elevation, wall mounted radiator, laminate flooring, ceiling light point, coving to ceiling and useful under stairs storage cupboard



Kitchen to Rear

11' 5" x 5' 6" (3.5m x 1.7m) Being fitted with a range of modern wall, drawer and base units with roll top laminate surface over incorporating four ring gas hob with stainless steel splash back and extractor, inset gas oven, complementary tiling to splash back areas, sink and drainer unit with mixer tap, under cupboard lighting, spot lights to ceiling, tiled flooring, plumbing for washing machine, space for fridge freezer, wall mounted Worcester boiler, radiator, two UPVC obscure double glazed windows to side elevation and UPVC double glazed door to rear garden with window to side

Accommodation on the First Floor

Landing

With loft access, ceiling light point and doors radiating off to



Bedroom One to Front

12' 5" x 10' 2" (3.8m x 3.1m) With UPVC double glazed window to front elevation, wall mounted radiator, further loft access and ceiling light point



Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point

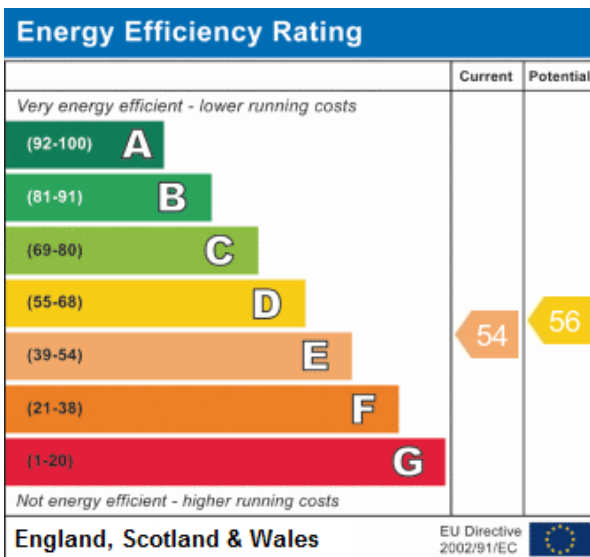
Family Bathroom

5' 6" x 7' 6" (1.7m x 2.3m) Being fitted with a three piece white suite comprising panelled bath with shower over and glazed screen, vanity wash hand basin and low flush WC, chrome ladder style radiator, complementary tiling to walls with mosaic inlay, tiled flooring, ceiling light point and UPVC obscure double glazed window to side elevation



Rear Garden

Being mainly laid to lawn with paved patio terrace, side gate access, useful out building, fencing to boundaries and a variety of mature shrubs and bushes



Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor