



## Lindridge Road,

Sutton Coldfield, West Midlands, B75 7HU

£440,000



Call NEWTON FALLOWELL to Arrange a VIEWING at your Convenience. This is a FANTASTIC MODERN FOUR BED DETACHED FAMILY HOME on the Popular Lindridge Road!!! Having a Living Room, an Open Plan KITCHEN with DININ ROOM, FOUR GOOD sized Bedrooms, Family Bathroom, En-Suite, Guest WC, and Utility. Also having an INTEGRAL GARAGE, a Drive and Rear Garden.

### In Brief

On The Ground Floor.

The property is entered via the storm porch into the reception hallway. The Living Room is to the front and has bay windows. The rear of the property is a fantastic Open Plan Kitchen and Dining Room. The fitted Kitchen has a range of modern units. There is also a Utility Room and Guest WC downstairs.

On The First Floor.

The master bedroom has a large range of fitted wardrobes and a dressing area that leads into the en-suite shower room. The other bedrooms are all good sizes, and there is a four piece family bathroom with bath and separate shower cubicle.

Outside.

There is a drive, an integral garage and a generous rear garden.

### Storm Porch

### Hallway

### Guest WC



### Living Room

17'10" into bay x 10'4" (5.46m into bay x 3.15m)



### Kitchen

14'11" x 8'10" max (4.55m x 2.70m max)



### Dining Room

10'11" x 10'6" (3.33m x 3.22m)



### Open Plan Kitchen and Dining Room

25'10" max x 10'11" max (7.88m max x 3.33m max)



### Utility Room

5'5" x 5'0" (1.66m x 1.53m)

### First Floor Landing

### Bedroom One

12'10" x 12'2" (excluding wardrobes) (3.93m x 3.73m (excluding wardrobes))



### Dressing Area

**En-Suite Shower Room**



**Bedroom Four**

9'8" x 7'9" (2.97m x 2.37m)



**Bedroom Two**

13'3" x 8'6" (4.04m x 2.60m)



**Bedroom Three**

9'9" x 9'0" (2.98m x 2.76m)



**Family Bathroom**

8'5" x 6'3" (2.58m x 1.92m)



**Outside**

**Front Aspect & Drive**



**Integral Garage**

## Rear Garden



## Views over local fields



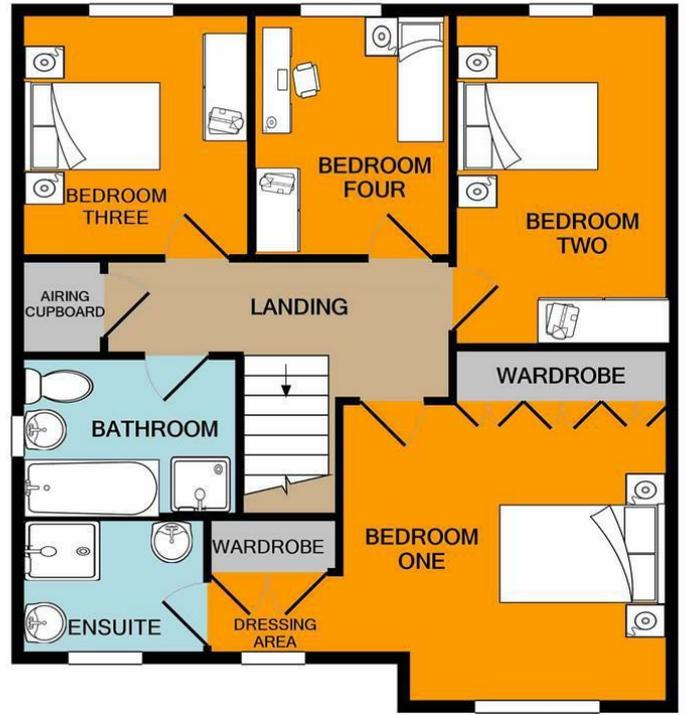
## Tenure

Freehold

## EPC

Grade B

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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