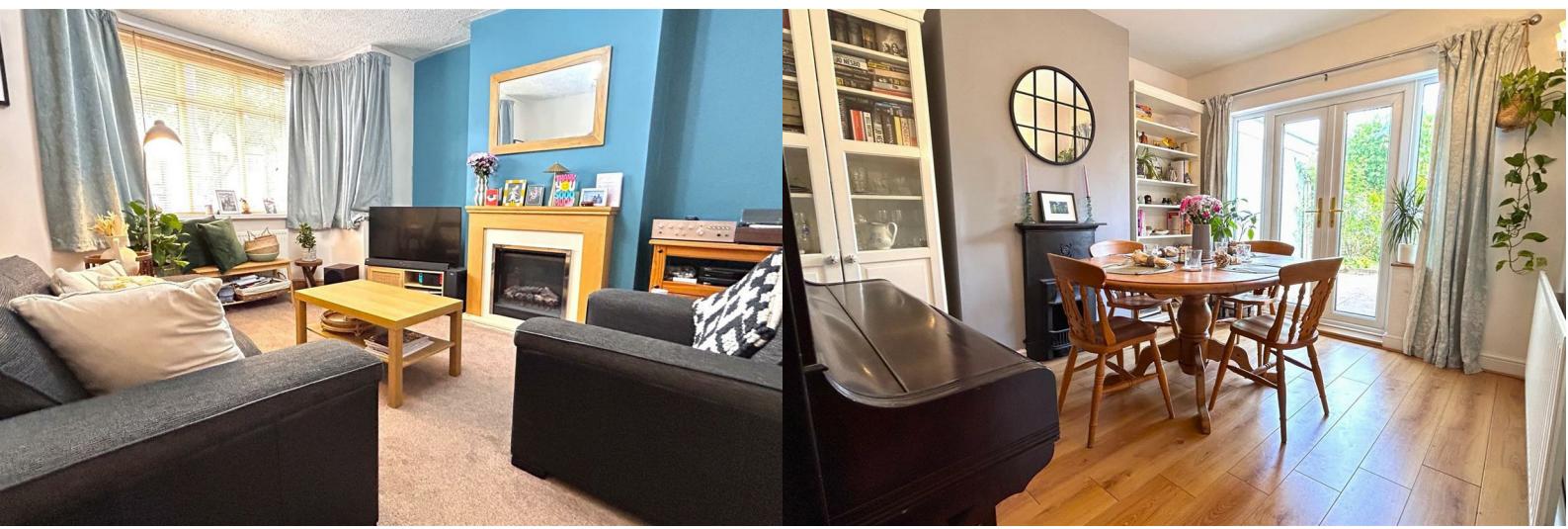




130 Lindsworth Road

Kings Norton, Birmingham, B30 3RT

Offers In The Region Of £280,000



***THREE BEDROOM END OF TERRACE HOME!* Located in this popular location on Lindsworth Road, this lovely family home is Ideally located for access to all of the local places of interest including shops, amenities and the various transport links which are nearby. The property offers; driveway, entrance hallway, living room, dining room, extended kitchen and beautiful rear garden. To the first floor there are three bedrooms and family bathroom. The property further benefits from central heating and double glazing (where specified). Energy Efficiency Rating D. For further information or to arrange a viewing for this property, please contact our Kings Norton Office.**



Approach

The property is approached via a front driveway leading to an obscured front entry door opening into:

Hallway

With an obscured double glazed window to the front aspect, wall mounted electric fuse box, cupboard housing meters, laminate wood effect flooring, ceiling light point, central heating radiator, stairs giving rise to the first floor accommodation, under stairs storage cupboard with glazed obscure window to the side aspect and glazed interior door opening into

Reception Room One

12'0" max x 13'6" max (3.669 max x 4.130 max)

With central heating radiator, ceiling light point, double glazed bay window to the front aspect and, feature fireplace.

Reception Room Two

10'0" x 11'10" (3.061 x 3.627)

With decorative feature fireplace, central heating radiator, double glazed French door and accompanying windows to the side giving views and access to the rear garden, laminate wood effect floor covering and ceiling light point.

Kitchen

16'4" x 8'3" (4.994 x 2.523)

With double glazed window to the rear aspect, further double glazed window to the side aspect, obscured double glazed door giving access to the rear aspect, laminate wood effect floor covering, wall mounted Worcester combi boiler, central heating radiator, two ceiling light points, a selection of matching wall and base units with work surfaces

incorporating stainless steel sink and drainer with hot and cold mixer tap over, space facility for gas oven, washing machine, fridge and freezer and tiling to splash back areas.

First Floor Accommodation

From the hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, obscured double glazed window to the side aspect and doors opening into:

Bedroom One

14'2" x 12'1" (4.319 x 3.694)

With a double glazed bay window to the front aspect, central heating radiator and ceiling light point.

Bedroom Two

11'11" x 10'1" (3.639 x 3.088)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three

8'3" x 8'5" (2.536 x 2.568)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

6'3" x 7'6" (1.930 x 2.297)

With an obscured double glazed window to the front aspect, ceiling spotlight point, tiled flooring, panel bath with mixer tap and mains powered shower over, heated towel rail, tiling to splash backs areas, low flush push button WC, wash hand basin on vanity unit with hot and cold mixer tap and tiled splash backs.

Rear Garden

Being accessed from the kitchen, side accessway or the rear reception room leads out to a paved patio area leading to a mature lawned area and gravel pathway leading to the rear of the garden with a raised decked area, panel fencing to borders and side access gate.

Tenure

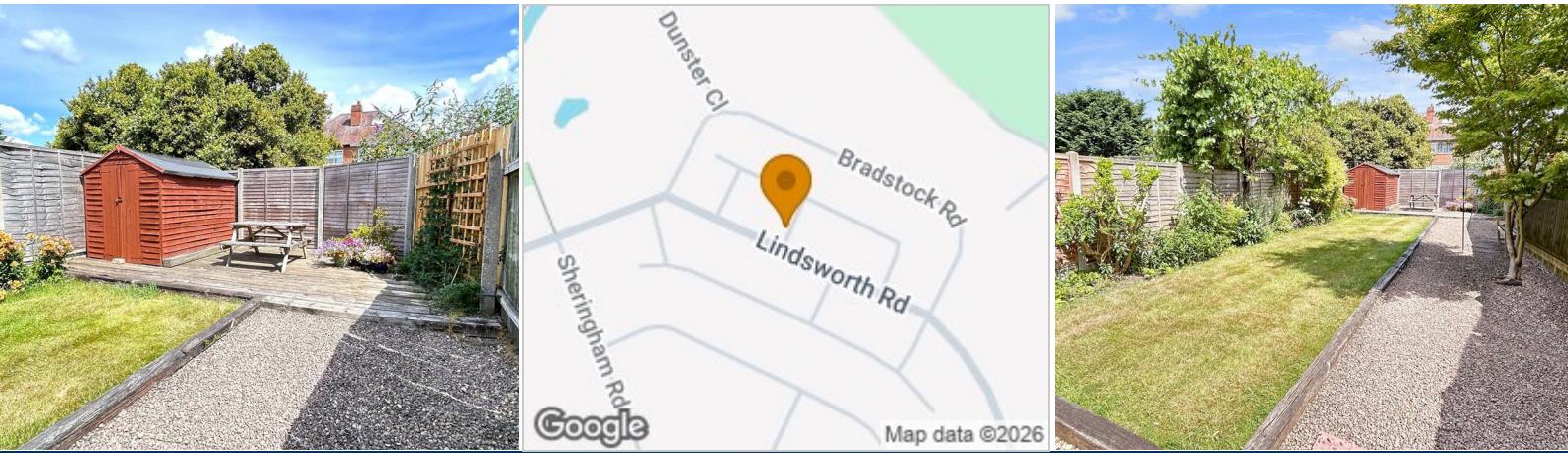
We believe the property to be Freehold subject to confirmation by a Solicitor.

Council Tax

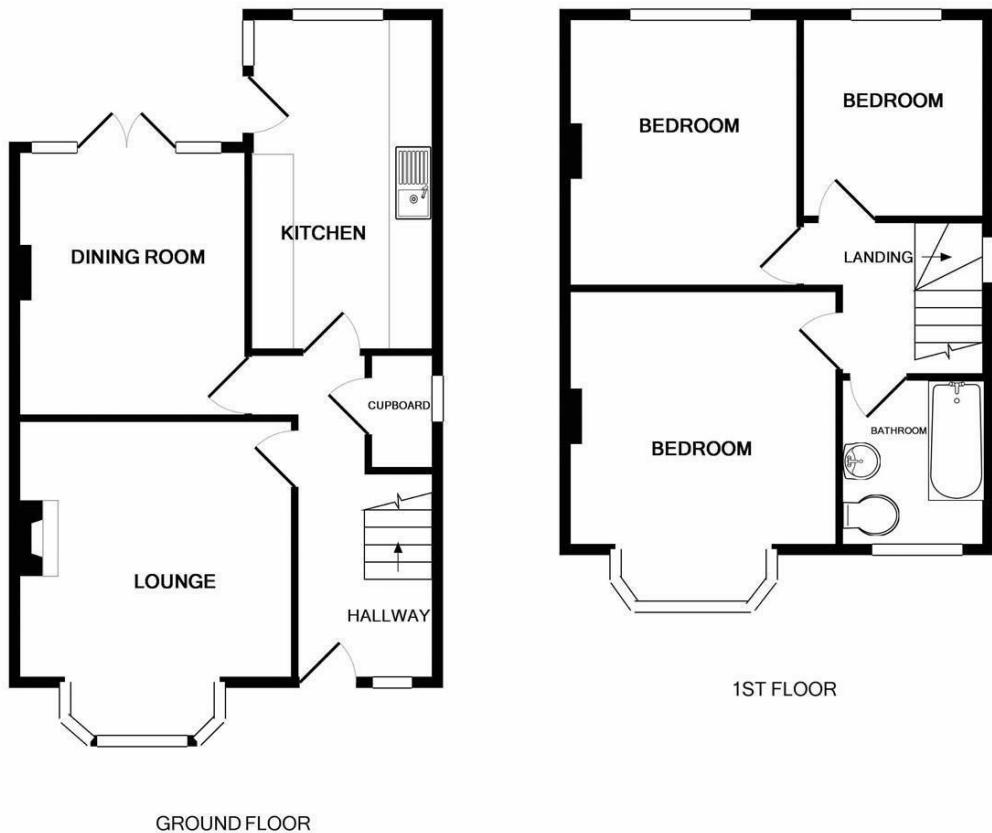
According to the Direct Gov website the Council Tax Band for Lindsworth Road Kings Norton, Birmingham, West Midlands, B30 3RT is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation by your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Floor Plan

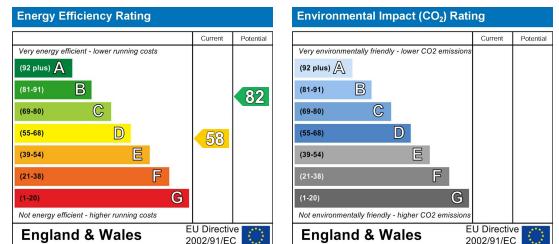


130 LINDSWORTH ROAD, B30 3RT
 Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.