



Lindford Way, Kings Norton

Offers Around £335,000

- ENTRANCE HALLWAY
- LOUNGE
- LARGE CONSERVATORY
- REFITTED BATHROOM
- PRIVATE LANDSCAPED REAR GARDEN
- GUEST CLOAKS WC
- REFITTED KITCHEN DINER
- THREE BEDROOMS
- SIDE GARAGE
- FRONT DRIVEWAY

An ideal location for this beautifully presented three bedroom detached house set back from the road via a full width block paved driveway. A composite front door opens in the hallway with guest cloaks WC and lounge off, the kitchen diner is refitted with a modern range of units and opens into a full width conservatory.

Upstairs there are three bedrooms and a refitted bathroom. Outside there is a side garage and beautiful, landscaped rear garden.

There are well regarded local primary and secondary schooling nearby. Education facilities are subject to confirmation from the Education Department.

Local shops can be found nearby at Maypole, Kings Heath & Kings Norton Green, with bus routes to Kings Heath, Kings Norton and Birmingham City centre.

Just a short drive down the A435 Alcester Road is junction 3 of the M42 forming the hub of the Midlands motorway network.

There are railway stations close by in Kings Norton, Wythall and Yardley Wood offering commuter services between Birmingham and Stratford upon Avon,

ENTRANCE HALLWAY

Having stairs rising to the first floor accommodation, recessed ceiling spot lights, central heating radiator, oak flooring and oak doors to the lounge and

GUEST CLOAKS WC

Having low level WC with concealed cistern, wash hand basin in vanity unit, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the side

LOUNGE

15'2 max 12'8 max (4.62m max 3.86m max)



Having UPVC double glazed window to the front, two wall light points, central heating radiator, modern fireplace with inset gas fire, oak flooring and oak door into the

REFITTED KITCHEN DINER **16'0 x 10'6 (4.88m x 3.20m)**



Being refitted with a modern range of wall, drawer and base units with granite work surfaces over and matching upstands, incorporating breakfast bar and inset sink and drainer with mixer tap, induction hob with extractor over and oven beneath, integrated dishwasher, fridge and w-freezer, space for washing machine, recessed ceiling spot lights, central heating radiator, ceramic tiled flooring, door to the side and UPVC double glazed window and French doors into the

CONSERVATORY **16'0 x 9'4 (4.88m x 2.84m)**



Having UPVC double glazed windows and doors at the rear garden, ceiling light point and ceramic tiled flooring

LANDING

Having UPVC double glazed window to the side, ceiling light point, loft access and doors to three bedrooms and refitted bathroom

BEDROOM 1
13'6 x 9'3 (4.11m x 2.82m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 2
10'8 x 9'3 (3.25m x 2.82m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 3
9'9 max x 6'8 (2.97m max x 2.03m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

REFITTED BATHROOM



Having P shaped bath with shower over and glazed side screen, low level WC with concealed cistern and wash hand basin in vanity unit, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the rear

SIDE GARAGE

Having light and power, electric roller shutter door to the front and courtesy door to the rear

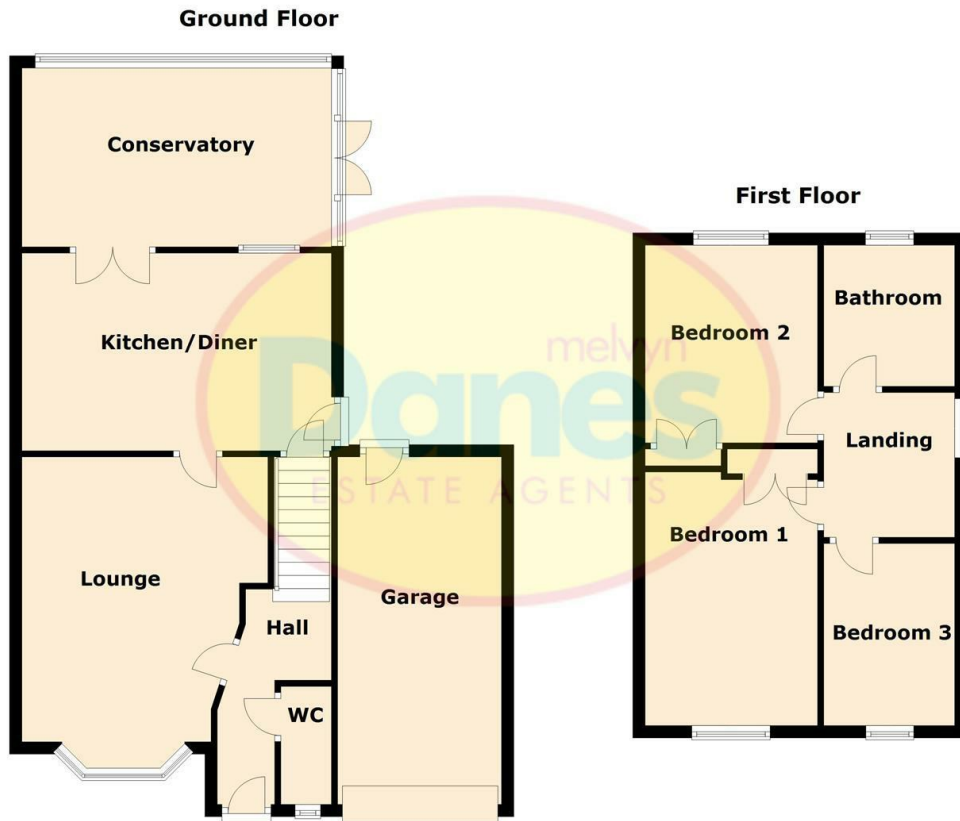
LANDSCAPED REAR GARDEN

Having paved patio area leading to shaped lawn with flower and shrub borders, fencing to boundaries and gated side access



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



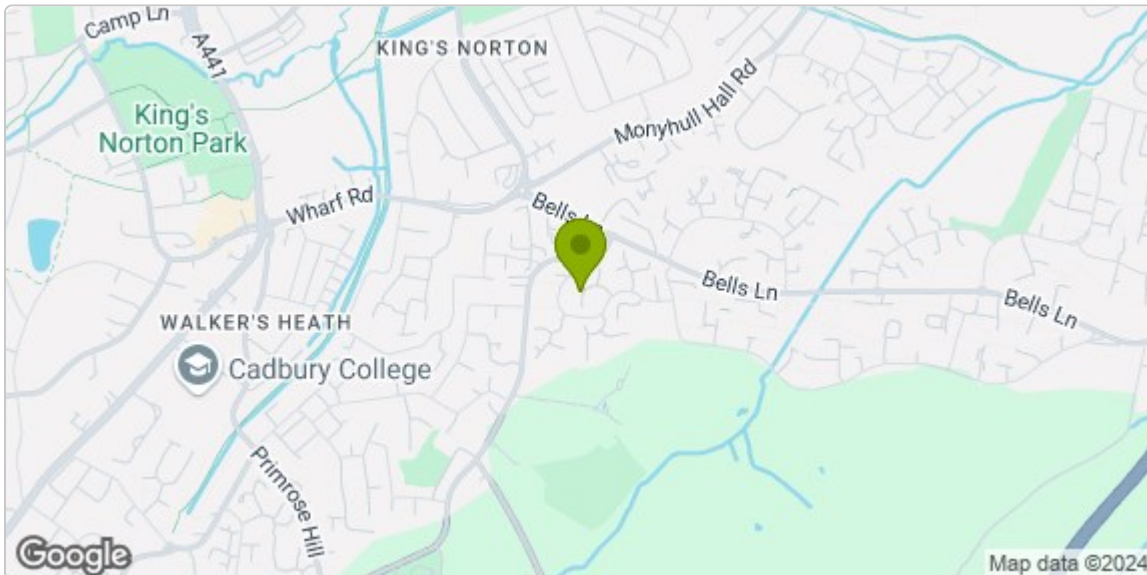
TENURE: We are advised that the property is Freehold

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
20 Lindford Way Kings Norton
Birmingham B38 0BD

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(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	

321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk