



## 60 Lindsworth Road

Kings Norton, Birmingham, B30 3RR

Offers Over £390,000



**\*SUPERB SIZE FAMILY HOME IN POPULAR LOCATION - THE VIRTUAL TOUR IS HIGHLY RECOMMENDED TO APPRECIATE THE PROPERTY!\*** This superbly sized and extended four-bedroom detached family home is located on a desirable tree-lined road in the popular Lindsworth Estate. Beautifully presented and much improved throughout, the property offers spacious and flexible accommodation, ideal for modern family living. It is perfectly situated for access to a range of nearby amenities, including Kings Norton's historic Green, Stirchley, Kings Heath, local parks, and scenic canal towpaths. The home is also well placed for transport links, with easy access to the motorway and rail network, highly regarded local schools, and the QE Hospital. Set behind a driveway providing off-road parking for two vehicles, the property welcomes you into a spacious entrance hall leading to a generous lounge, an open-plan kitchen and dining area, a further sitting area, and a home office/play room. There is also a convenient guest WC, an integrated garage offering additional storage or parking, and a well-maintained rear garden. Upstairs, the first floor offers four well-proportioned bedrooms, a second office space with access to a shower room, and a modern family bathroom. The property then has a spiral staircase leading to a large loft area, which includes a WC and offers a fantastic bonus space. Further benefits include double glazing and central heating (both where specified). EPC rating is to be confirmed. With its spacious layout, flexible living areas, and prime location, this is a property not to be missed. A virtual tour is highly recommended to fully appreciate everything this wonderful home has to offer. To arrange a viewing, please contact our Kings Norton Office today.



### Approach

The property is approached via a block paved front driveway providing off road parking leading to a double glazed frosted front entry door with accompanying windows to the side and above opening into:

### Hallway

With stairs giving rise to the first floor landing, ceiling light point central heating radiator, part panelling to walls, exposed wooden flooring and doors opening into:

### Reception Room One

13'0" mx x 11'4" max (3.965 mx x 3.476 max)

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

### Open Plan Kitchen/Diner

16'4" .1207'4" max x 9'8" min x 22'10" max x 11'7" (5 .368 max x 2.971 min x 6.970 max x 3.546 min)

With wooden flooring, ceiling light point to dining area, ceiling spotlight to seating area with exposed brick feature wall, decorative roof light, double glazed French doors giving views and access to the rear garden and two central heating radiators. Kitchen area with continued flooring, a selection of wall and base units with work surfaces over, two ceiling spotlight points, integrated oven and gas hob with extractor over, one and a half bowl sink and drainer with hot and cold mixer tap, integrated dishwasher and fridge and freezer, double glazed window giving views to the rear garden, decorative wall mounted light point and door opening into:

### Office/Playroom

8'0" x 13'1" (2.450 x 4.006)

With ceiling light point, wall mounted light point, central heating radiator, double glazed French doors giving access to the rear garden, in-built storage and door opening into:

### Ground Floor WC

With low flush push button WC, space saving wash hand basin in vanity unit with tiled splash back, wall mounted extractor fan, under stairs storage area and wooden flooring.

### First Floor Accommodation

From hallway stairs giving rise to the first floor split level landing with spiral staircase giving rise to the loft room, ceiling light point, part panelling to walls and internal doors opening into:

### Bedroom One

13'5" x 10'6" max (4.097 x 3.204 max)

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

### Bedroom Two

8'1" x 9'7" (2.479 x 2.936)

With double glazed window to the front aspect, central heating radiator, in-built shelving to alcoves and ceiling light point.

### Bedroom Three

9'1" x 9'3" (2.792 x 2.828)

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

### Bedroom Four

6'9" x 7'3" (2.063 x 2.230)

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

### Office

8'1" x 10'7" (2.475 x 3.240)

With ceiling light point, central heating radiator and sliding door opening into:

### Shower Room

8'1" x 4'5" (2.471 x 1.364)

With double glazed window to the rear aspect, wall mounted extractor, ceiling light point, low flush push button WC, walk-in shower cubicle with tiling to splash backs and wall mounted electric shower and wash hand basin with mixer tap over.

### Bathroom

6'8" x 8'11" (2.052 x 2.740)

With a four piece bathroom suite comprising double obscured window to the rear aspect, ceiling light point, tiled flooring, tiling to splash backs, central heating radiator, low flush push button WC, wash hand basin on vanity unit with drawer below and, tiled bath with mixer tap over and rainfall shower attachment above.

### Loft Room

18'3" max 10'1" max both with restricted head hei (5.563 max 3.074 max both with restricted head hei)

From the hallway spiral staircase gives rise to the top floor landing opening in to loft room double glazed Velux window to the rear aspect, in-built storage ceiling light point and door opening into further loft room.

### Further Loft Room

9'3" x 7'8" both with restricted head height (2.841 x 2.345 both with restricted head height)

With storage to eaves, in-built storage, ceiling light point and door opening into:

### WC

With a single glazed roof light, ceiling light spotlights, storage to eaves, low flush push button WC, wall mounted space saving wash hand basin, laminate floor covering, glazed frosted door window to the loft room and restricted head height.

### Garage

8'4" x 16'7" (2.546 x 5.069)

Being access front the front driveway of the rear reception room with ceiling strip light point, plumbing for washing machine, space for tumble dryer and plentiful storage.

### Rear Garden

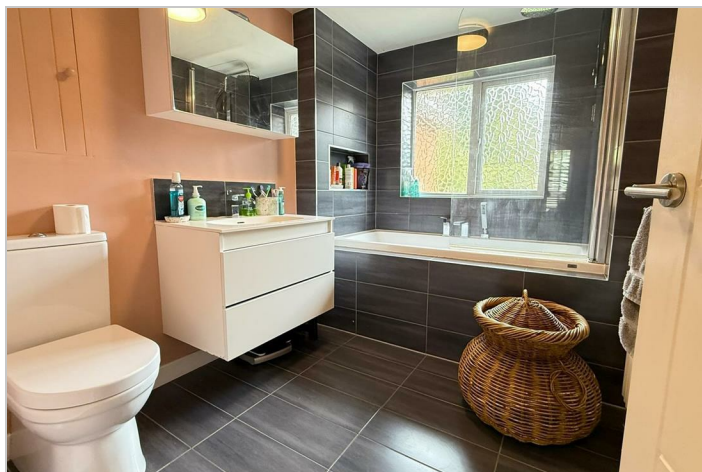
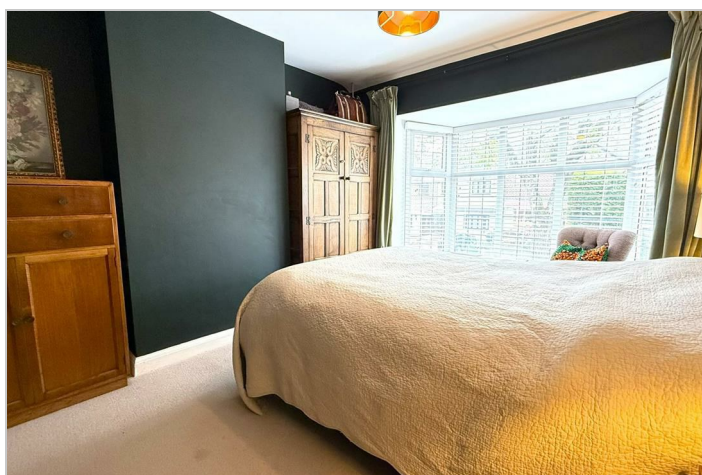
With a raised decked area with steps leading down to a mature lawned area with panel fencing to borders, rear access gate, rear patio area and a selection of trees, plants and shrubs to borders.

### Council Tax

According to the Direct Gov website the Council Tax Band for Lindsworth Road, Kings Norton, Birmingham, West Midlands, B30 3RR is band C and the annual Council Tax amount is approximately £2,091.71, subject to confirmation from your legal representative.

### Tenture

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





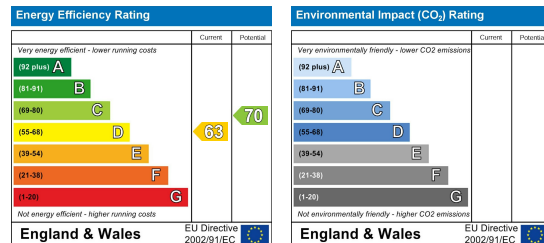
## Floor Plan



## 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



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 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.

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