



10 The Lindens, Birmingham, B32 2ER

£425,000

An extended and improved three bedroom semi detached home with separate brick built annexe to rear providing further living space, living area, storage and shower room. In addition there is also block paved driveway to front providing parking for two cars.

EPC RATING D

Location

THE LINDENS is a quiet cul de sac approached from BALDEN ROAD. There are excellent public transport facilities to all surrounding areas and schools for children of all ages. In addition Harborne High Street is readily accessible with its excellent shopping, restaurant and café facilities as is the Queen Elizabeth Medical Complex and the University of Birmingham

Introduction

THE LINDENS is a well extended freehold semi detached with the benefit of a detached brick built annex which is ideal as an office/gym. The accommodation which benefits from gas central heating and double glazing comprises porch, hall, front living room, extended living kitchen and shower/cloaks. At first floor level there are three bedrooms and bathroom. The annex comprises two additional room and shower room. To the front is a two car block set drive.

On The Ground Floor

The property is set back behind a two car hand laid block set driveway.

Enclosed Porch

Having two meter cupboards, ceiling spot light and double glazed window and door to front.

Reception Hall



Stair case to the first floor landing, central heating radiator, laminate flooring, ceiling light point, under stairs storage cupboard and inner double glazed door.

Front Reception Room 16'7" x 11'7" (5.05m x 3.53m)



Central heating radiator, power points, ceiling light point, laminate flooring, built in cupboards and drawers, and double glazed bay window to front. The vendors currently use this as the fourth bedroom.

Extended Living Kitchen 26'9" x 18'1" (8.15m x 5.51m)

Living Area



Range of fitted furniture including tv/audio shelf and storage cupboards, work station/desk, boiler unit, central heating column radiator, laminate flooring, power points, ceiling spot lighting and fan, integrated fridge, double glazed window to side and leading to:

Kitchen Area



Comprehensively fitted with a range of base and wall units, contrasting worktop, center peninsula breakfast bar, single door steam oven, oven/microwave, five ring gas hob, sink unit and drainer with hot/cold/boiling hot water dispenser, extractor hood, plumbing for dishwasher, and washing machine, ceiling spotlighting, double glazed window and door to rear.

Shower/Cloakroom



Enclosed shower cubicle, wash hand basin, low level wc, space saver heated chrome towel rail, ceiling spot lighting, mirror with light sensor and double glazed window to side.

On The First Floor



A tread stair case leads to the first floor landing

Bedroom One 17'0" x 11'11" (5.18m x 3.63m)



Built in pine wardrobes with matching dressing table, central heating radiator, power points, ceiling light point and double glazed window to front.

Bedroom Two 13'4" x 10'9" (4.06m x 3.28m)



Built in wardrobes, central heating radiator, power points, ceiling light point, built in dressing table and double glazed window to rear.

Bedroom Three 9'3" x 8'6" (2.82m x 2.59m)



Built in wardrobes, central heating radiator, power points, ceiling light point and double glazed window to rear.

Part Tiled Bathroom



Panelled bath with on line shower over with curtain, wash hand basin, low level wc, space saver heated chrome towel rail, ceiling spot lighting, extractor fan, and opaque double glazed window to front

Outside



The property has a laid patio, lawn, brick built BBQ and side gate.

Detached Brick Built Annex



The property benefits from an independent brick built annex which is ideal as multi-use accommodation for use as gym/office.

Rear Gardens

Gym/Office 23'8" x 7'1" (7.21m x 2.16m)



Central heating radiator, power points, built in wardrobes and tv cabinet, ceiling spot lighting and double glazed window and door to side.

Utility/Stores 11'4" x 10'6" (3.45m x 3.20m)

Plumbing for washing machine, space for tumble dryer.

Shower Room

Shower cubicle, low level wc and wash hand basin.

Floor Plan

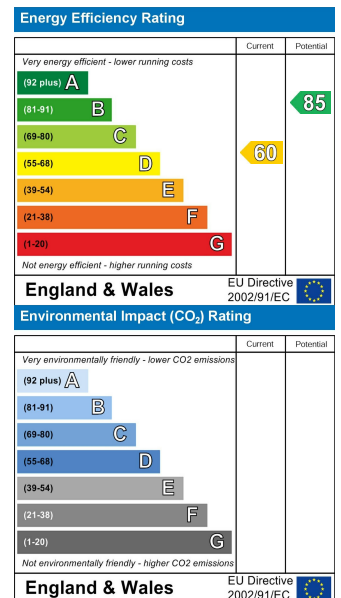


Floor plans are intended to give a general indication of the proposed layout. Details within are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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