



## 370 Lindridge Road, Sutton Coldfield

- Semi-Detached Family Home
  - Two Reception Rooms
  - Very Pleasant Location
- Requiring Modernisation and Improvement
  - EPC TO FOLLOW
- Three Bedrooms
- Close to Open Countryside
  - Immense Potential
  - Council Tax Band C

**Asking Price £250,000**

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Offered with no chain and for the first time marketed, this very attractively located family home can be approached from Langley Hill Drive, requires some modernisation and improvement but offers immense potential for a wonderful property in a lovely location.

Having electric storage heating, double glazing and cavity wall insulation, the property, whilst close to open countryside is very accessible for great local schools, shops and public transport. The property briefly comprises;

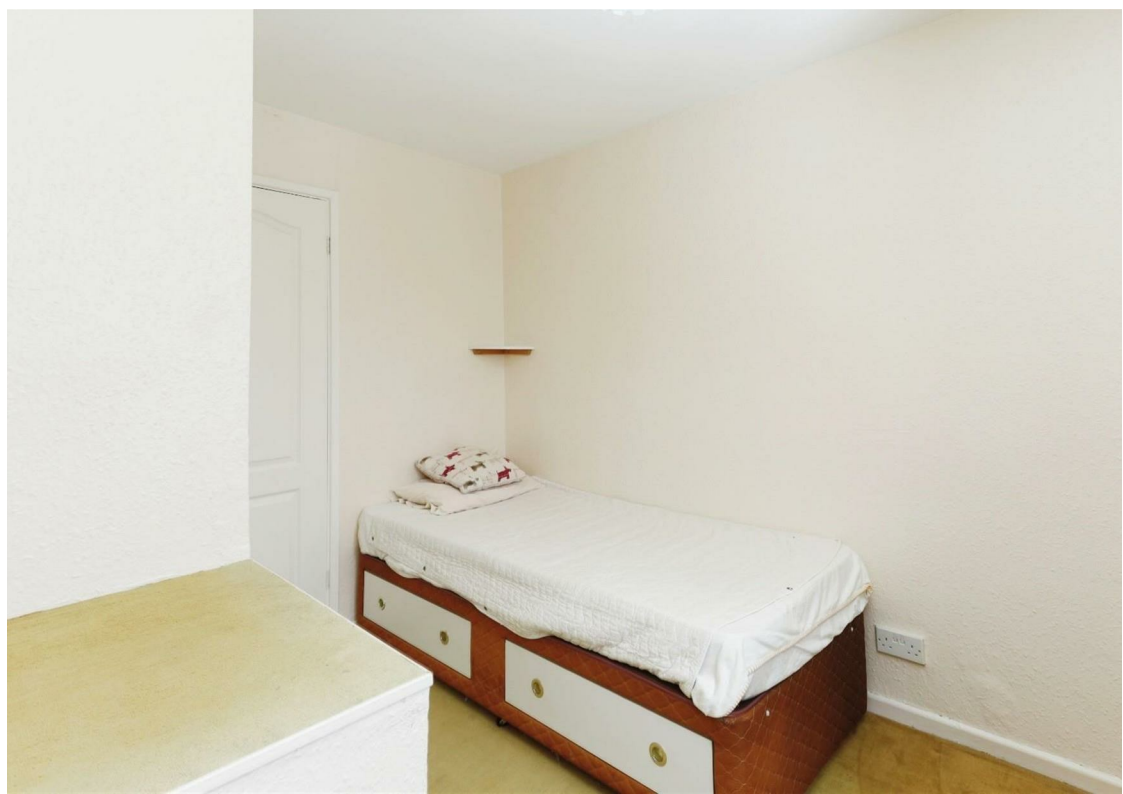
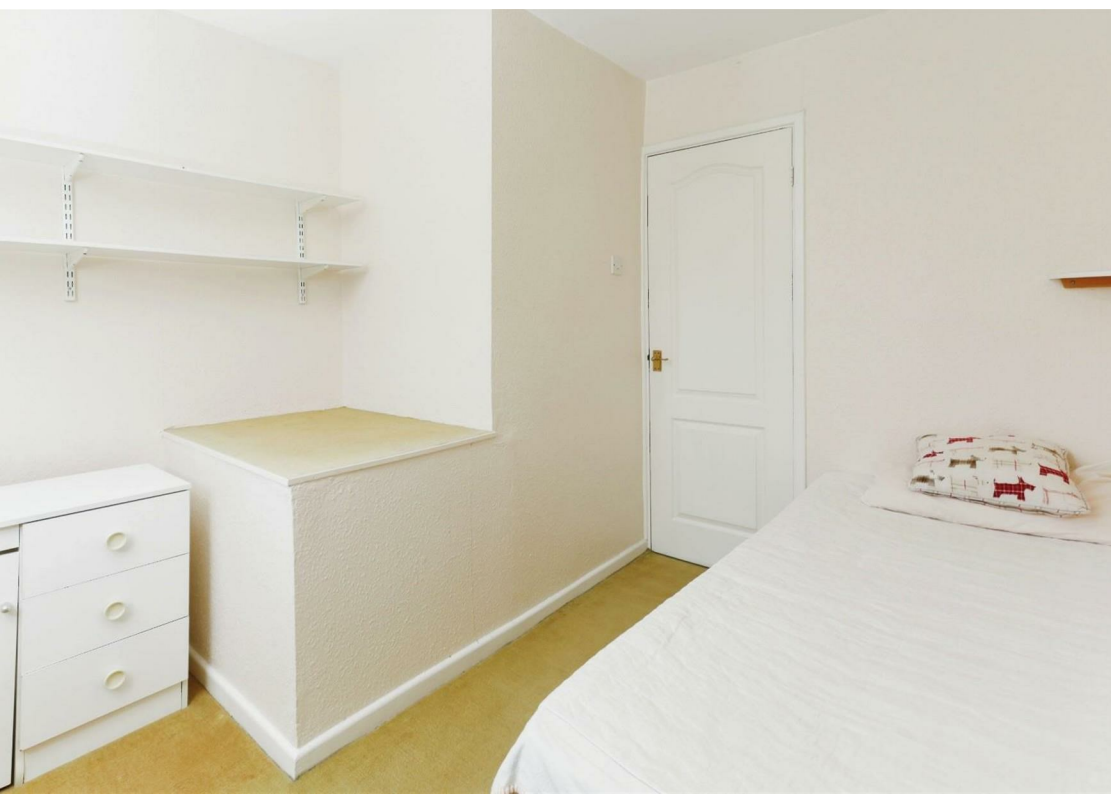
Porch, entrance hall with stairs to first floor, living room with feature mantelpiece, dining room, kitchen with oven, electric hob, extractor and space for fridge and washing machine, pantry and side door opening to garden. Upstairs, three bedrooms, main bedroom with fitted wardrobes and fitted side units and bedroom two with view over rear garden, separate W.C and shower room with airing cupboard housing water tank.

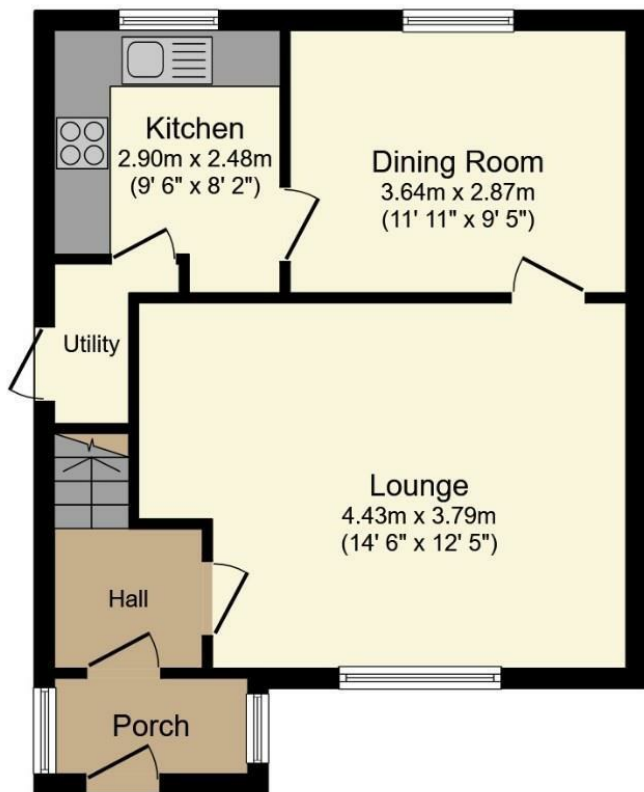
Outside, idyllic rear garden with patio, lawn, shrub borders, trees, rose bushes and brick-built storage, greenhouse and tradesmen's access to front.

To the front of the property, well maintained front lawn with shrub borders and large driveway, offering tandem parking.

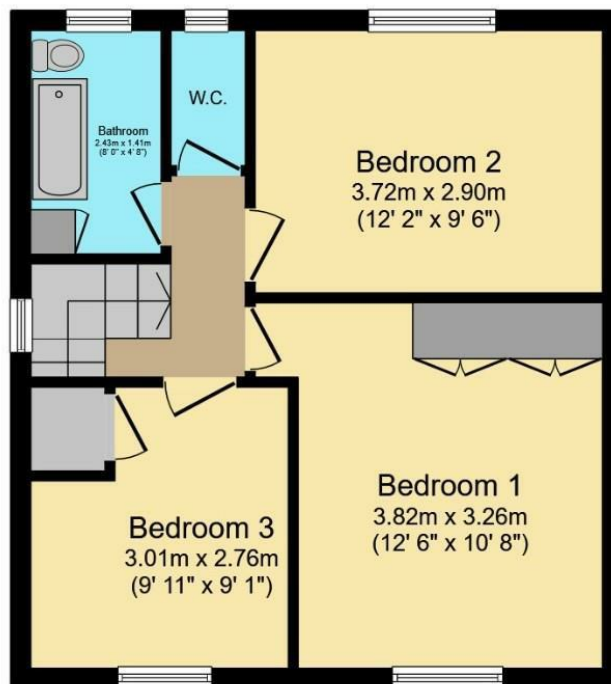








**Ground Floor**



**First Floor**

Total floor area 85.8 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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