



- Extended and fully refurbished corner plot home
- Superb open plan lounge/kitchen/dining space
- Five bedrooms with potential for a sixth bedroom
- Second sitting room
- Contemporary downstairs shower room/utility
- First floor shower room and separate family bathroom
- Stylish fitted kitchen
- Generous garden
- Tarmac driveway
- Internal viewing is Highly recommended



LINGARD ROAD, SUTTON COLDFIELD, B75 7EA - OFFERS AROUND £500,000

This impressive, extended and fully refurbished family home occupies a generous corner plot and offers exceptionally versatile accommodation throughout. Accessed via a tarmac driveway with brick wall to the front and side boundaries, the property is entered through a composite part obscure front door leading into a welcoming porch, setting the tone for the spacious interiors beyond.

The heart of the home is the superb open plan lounge/kitchen/dining room, offering flexible and contemporary living space ideal for modern family life and entertaining. With multiple reception areas, up to five bedrooms and two additional bath/shower rooms, this property provides an abundance of space both inside and out.

Accessed via a tarmac drive way boarded by a decorative brick wall to front and side, leading to;

PORCH: Composite part obscure front door leading through to:

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM: 30'06" max (7'07" min) x 24'08" max (14'02" min)

LOUNGE AREA: PVC double glazed window to front, part obscure PVC double glazed door from porch, decorative exposed brick wall feature, solid wood flooring, and ample space for lounge furniture. Open plan to:

KITCHEN / DINING AREA: PVC double glazed window to rear and PVC double glazed French doors to rear with PVC double glazed windows to either side, allowing excellent natural light. Stainless steel sink and drainer set into wooden work surfaces with matching base and wall units and drawers. Integrated eye level double oven, six ring gas hob with extractor hood over, integrated dishwasher, and space for American style fridge freezer. Wood effect flooring, door to storage cupboard and door to downstairs shower room/utility. Additional fitted units within the dining area provide further storage, with ample space for dining table and chairs.

SHOWER ROOM / UTILITY: 6'01" x 3'08" (max 9'05") Obscure PVC double glazed window to rear. White suite comprising enclosed shower, low flushing WC and hand wash basin set in floating vanity unit. Space for washing machine and tumble dryer. Tiled surround and tiled flooring.

SECOND SITTING ROOM: 16'06" x 8'10" PVC double glazed bay window to front, gas coal effect fire set on brick hearth with brick inset and surround, wooden beam above and radiator. Double internal doors leading to:

BEDROOM / RECEPTION ROOM: 17'06" x 10'02" Double internal doors from second sitting room, radiator, gas coal effect fire with brick inset and surround, and wooden flooring. Ideal as an additional bedroom or further reception space.

FIRST FLOOR LANDING: Loft access point, door to cupboard and further doors leading to:

BEDROOM TWO: 16'05" x 8'10" Two PVC double glazed windows to front, radiator and space for bedroom furniture.

BEDROOM THREE: 11'01" x 9'10" PVC double glazed window to front and radiator.

BEDROOM FOUR: 12'02" x 9'01" PVC double glazed window to rear and radiator.

BEDROOM FIVE: 8'08" x 6'05" PVC double glazed window to rear, radiator and two fitted wardrobes.

SHOWER ROOM: Obscure PVC double glazed window to side, enclosed shower, low flushing WC, hand wash basin set in floating vanity unit, tiled surround, laminate flooring and ladder style radiator.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, panelled bath with shower over, low flushing WC, hand wash basin set in vanity unit, tiled surround, laminate flooring and ladder style radiator.

GARDEN: The property benefits from a generous corner plot with two lawned areas to the rear garden and paved pathways to either side. There are two purpose built sheds, raised flower beds, a paved patio area ideal for outdoor seating, and fencing to all boundaries providing privacy.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.