



Lindrosa Road, Streetly,  
Sutton Coldfield, B74 3JZ

Offers Over £500,000

# Streetly

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A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN A QUIET SOUGHT AFTER AREA. BENEFITTING FROM TWO SPACIOUS RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, FOUR BRILLIANT SIZED BEDROOMS, LOFT CONVERSION MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND IMMACULATE PRIVATE REAR GARDEN.

Located on the beautiful Lindrosa Road in Streetly, this property offers easy access to transport links, local shops and Royal Sutton Park.

You will not want to miss out on this unique opportunity. Early viewing is highly recommended to avoid disappointment. CALL TODAY TO BOOK A VISIT.

The accommodation briefly comprises of an entrance porch and bright hallway, two reception rooms (both with log burners) and one with bay window, kitchen/breakfast room with plenty of dining space, and separate utility room with garden access.

To the first floor is a uniquely spacious landing with three great sized bedrooms, bedroom two benefiting from fitted wardrobes, modern family bathroom with separate bath and walk in shower, plus separate W.C.

To the second floor is a converted loft into large master bedroom with sky light windows and en-suite shower room.

To the fore is a well-kept paved driveway with ample parking space and front lawn.

To the rear is a social patio space with steps down into a beautifully maintained lawn and private fenced enclosure.





## Property Specification

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME  
LOVELY SOUGHT AFTER LOCATION  
FOUR GREAT SIZED BEDROOMS WITH LOFT CONVERSION  
TWO MAIN RECEPTION ROOMS  
MODERN FAMILY BATHROOM AND MASTER ENSUITE

Entrance Porch 5' 5" x 2' 9" (1.65m x 0.85m)

Hallway

Sitting Room 12' 10" x 11' 3" (3.92m into bay x 3.42m)

Lounge 14' 4" x 11' 3" (4.37m x 3.42m)

Kitchen 14' 5" x 9' 0" (4.39m max (3.42 min) x 2.74m max (2.51 min))

Utility 7' 7" x 6' 7" (2.31m x 2.01m)

Bathroom 8' 2" x 7' 10" (2.48m x 2.38m)

W.C. 6' 0" x 2' 11" (1.83m x 0.88m)

Master Bedroom 19' 11" x 14' 6" (6.07m x 4.41m max (4.03 min))

Master Ensuite 7' 10" x 5' 3" (2.39m x 1.61m)

Bedroom Two 11' 9" x 11' 1" (3.59m x 3.37m)

Bedroom Three 11' 4" x 11' 3" (3.46m x 3.44m)

Bedroom Four 11' 5" x 9' 4" (3.47m x 2.84m)

Integral Single Garage 13' 0" x 7' 11" (3.95m x 2.42m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 22nd March 2021

### Viewer's Note:

Services connected: Mains electricity, gas, water and drainage

Council tax band: E

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

