



Old Lindens Close, Streetly,
Sutton Coldfield, B74 2EJ

Offers Over £395,000

Welcome to Old Lindens Close, a wonderful sought after cul de sac located off Aldridge Road in central Streetly, within close distance of highly rated local schools, transport links, and local amenities.

Approached via a paved driveway, the accommodation briefly comprises of a welcoming entrance hallway with handy store cupboard, leading into a bright modern fitted kitchen with breakfast bar and charming box bay window.

Off the kitchen area is a downstairs shower room, with a separate cosy study/snug room with versatile use.

To the rear of the property is a spacious lounge/diner, providing ample entertainment space for a family, with French doors into the rear garden as well as a bright conservatory overlooking the garden.

Upstairs are four great size bedrooms, ideal for any families, with a convenient Jack & Jill family bathroom. The master bedroom further benefits from fitted wardrobes.

Outside to the rear is a wonderful garden, with social patio space, neatly maintained lawn, and private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Gas/electric/water/drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Hall

Kitchen 11' 2" x 10' 3"
(3.40m x 3.12m)

Study/Snug 10' 9" x 7' 7"
(3.27m x 2.32m)

Shower Room 7' 4" x 6' 4"
(2.24m x 1.94m)

Lounge/Diner 18' 5" x 16' 2"
(5.61m x 4.93m max, 3.89 min)

Conservatory 11' 8" x 9' 5"
(3.56m x 2.86m)

First Floor Accommodation

Bedroom One 13' 1" x 11' 0"
(3.98m x 3.35m)

Bedroom Two 11' 4" x 8' 6"
(3.46m x 2.58m)

Bedroom Three 9' 9" x 9' 4"
(2.96m x 2.85m)

Bedroom Four 9' 7" x 7' 0"
(2.93m x 2.14m)

Jack & Jill Bathroom 10' 1" x 6' 4"
(3.08m x 1.94m)





Floor Plan

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

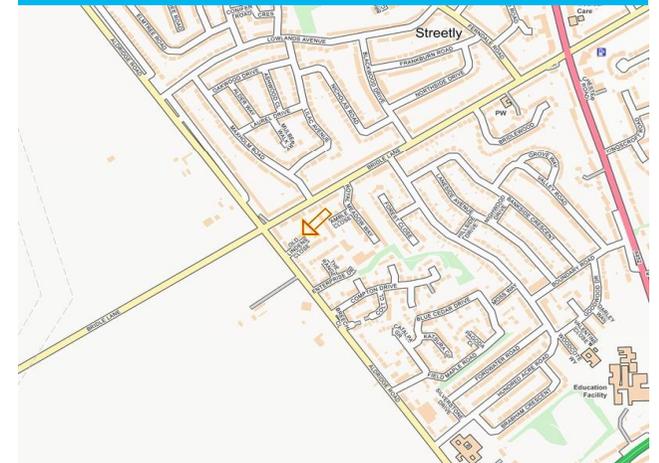


Total area: approx. 119.6 sq. metres (1286.9 sq. feet)

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 27th January 2023