



Lindrosa Road, Streetly  
Sutton Coldfield, B74 3JZ

Offers in the Region Of £625,000

As if the location wasn't ideal enough, the first impression of this property does not disappoint. Within walking distance of sought after schools, transport links and amenities, this beautiful family home is ideal for a family to grow into.

With stunning curb appeal and a large driveway, the internal accommodation briefly comprises:

Welcoming entrance porch and hallway, providing access to three reception rooms.

The sitting room to the fore features a charming bay window and provides a cosy evening room.

There is a lounge to the rear with sliding doors out to a large conservatory overlooking the rear garden.

Separate study/snug room with versatile use, ideal for a games room or work at home office space.

To the rear of the property is a kitchen/dining room, with stunning views to the rear and a separate utility room which leads on to a vast boot room, ideal for any storage needed by a growing family. The property also benefits from a downstairs w.c.

Approached from the landing are five bedrooms, a main family bathroom and a separate W.C.

The master bedroom benefits from fitted wardrobes, and the second with its own private en-suite shower room.

Outside to the rear is a beautiful private garden. There is a paved patio area and large decking, providing ample entertainment space, and steps down to a vast lawn with private fenced enclosure.

Tenure: We can confirm that the property is Freehold

Council Tax Band: We can confirm that the Council Tax Band is F.

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](mailto:streetly@paulcarrestateagents.co.uk)



Porch 6' 4" x 4' 7" (1.92m x 1.40m)

Hallway 15' 1" x 6' 8" (4.60m x 2.04m)

Sitting Room 12' 11" x 12' 1" (3.94m x 3.68m)

Lounge 12' 1" x 12' 1" (3.68m x 3.68m max, 3.39 min)

Conservatory 12' 11" x 11' 2" (3.93m x 3.41m)

Kitchen/Diner 16' 9" x 8' 4" (5.10m x 2.55m)

Utility 8' 4" x 5' 1" (2.54m x 1.54m)

Downstairs W.C. 6' 7" x 2' 7" (2.01m x 0.80m)

Boot Room 33' 6" x 5' 5" (10.22m x 1.64m)

Study/Snug 13' 2" x 7' 8" (4.02m x 2.34m)

Bedroom One 12' 11" x 12' 1" (3.94m x 3.69m)

Bedroom Two 14' 1" x 8' 4" (4.28m max, 3.43 min x 2.55m)

En-suite Shower Room 5' 2" x 2' 6" (1.57m x 0.76m)

Bedroom Three 12' 1" x 12' 0" (3.69m x 3.67m)

Bedroom Four 9' 7" x 7' 6" (2.92m x 2.29m)

Bedroom Five 9' 3" x 6' 8" (2.83m x 2.04m)

Bathroom 7' 5" x 5' 10" (2.26m x 1.79m)

W.C. 5' 5" x 2' 7" (1.64m x 0.80m)





## ***Floor Plan***

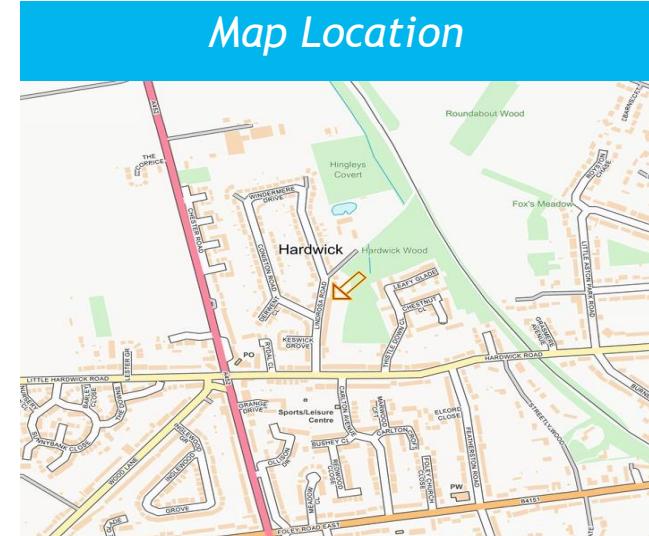
*This floor plan is not drawn to scale and is for illustration purposes only*



## *Energy Performance Rating*

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62      | 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: