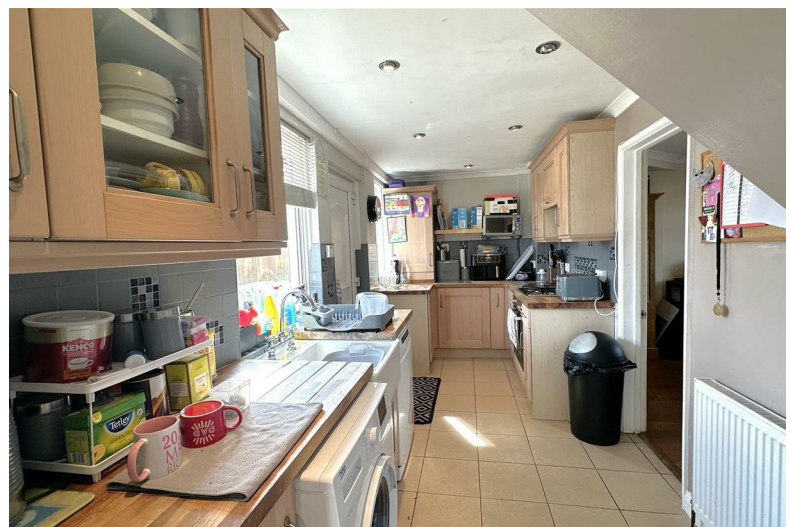




199 Linden Road

Bournville, Birmingham, B30 1PA

Offers Over £265,000



GREAT POTENTIAL IN A PRIME LOCATION! Located in a hugely popular area, this three-bedroom, double-fronted semi-detached home offers generous accommodation, a large garden, and excellent scope to improve and add value. Set behind a spacious driveway, the property enjoys a fantastic position close to Cotteridge Park, highly regarded schools, and superb transport links via Bournville train station. You're also just a short walk from the vibrant high street of Stirchley, Bournville's historic village green, and the local amenities of Cotteridge. Inside, the property features two reception rooms, a kitchen, three good-sized bedrooms, and a family bathroom. Outside, the rear garden is a great size and ideal for families or keen gardeners. This is a brilliant opportunity for those looking for a family home in a great spot — early viewing is advised. To arrange please contact our Bournville sales team today. (Please see advisory notes regarding construction type.)



Approach

This nicely presented double fronted three bedroom semi detached is approached via a block brick paved driveway providing plentiful off street parking for a host of vehicles, low level picket fencing to borders and panel fencing, a mature tree and then a UPVC front entry door opening into:

Entrance Hallway

With hardwood oak floor covering, stairs giving rise to the first floor, ceiling light point and internal doors opening into:

Living Room

15'11" x 12'01" (4.57m x 3.35m x 3.68m)

Being dual aspect with double glazed window to the front aspect, double glazed French doors giving access and views to the rear garden, recessed spots to ceiling, oak floor covering and central heating radiator.

Dining Room

8'09" x 11'06" (2.67m x 3.51m)

With double glazed window to the front aspect, central heating radiator, continued oak flooring, recessed spots to ceiling, cornice to ceiling and door opening into:

Kitchen

15'071" x 6'07" (4.57m x 2.01m)

With a selection of matching wall and base units with hardwood block wooden work surfaces incorporating Belfast sink with hot and cold mixer tap, tiling to splash backs, space facility for washing machine and dishwasher, integrated four ring burner gas hob with in-built extractor over, under counter integrated fridge, recessed spots to ceiling, tiled floor, door opening into under stairs storage cupboard with the facility for a tumble dryer, central heating radiator, door opening into cupboard housing the Worcester Bosch boiler, two double glazed windows to the rear aspect and UPVC door giving access to the rear garden.

Rear Garden

Being accessed from the living room or kitchen with an initial great sized full width block paved patio area with low level sleeper edgings and giving access to the main garden area being mainly laid with mature lawn and decorative flowerbeds to borders and pathway leading to the rear garden area being low maintenance with outside storage and seating areas and wooden open double doors providing the potential for rear access or parking.

First Floor Accommodation

From the hallway staircase with balustrading gives rise to the first floor landing with double glazed window to the rear aspect, ceiling light point, loft access point and doors opening into:

Bedroom One

10'09" max x 15'10" max (3.28m max x 4.83m max)

With two double glazed windows to the front aspect, door opening into over stairs storage cupboard, ceiling light point and central heating radiator.

Bedroom Two

11'10" x 9'02" (3.61m x 2.79m)

With double glazed windows to the front aspect, central heating radiator and ceiling light point.

Bedroom Three

9'05" x 7'03" (2.87m x 2.21m)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

4'09" x 9' (1.45m x 2.74m)

With a corner fitted bath with hot and cold mixer tap and shower attachment and mains powered shower over, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, low

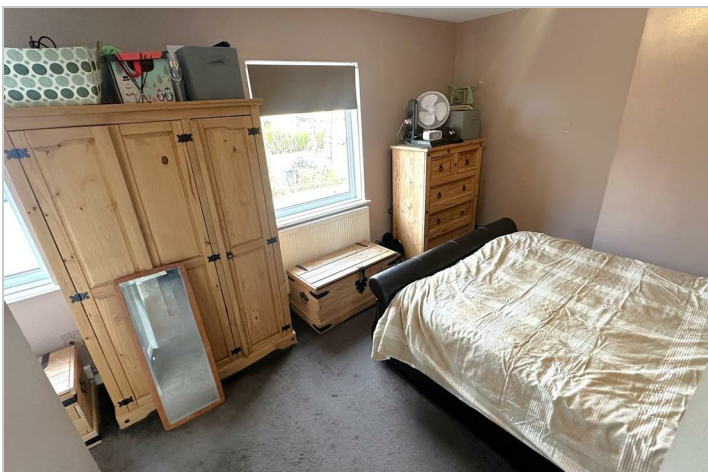
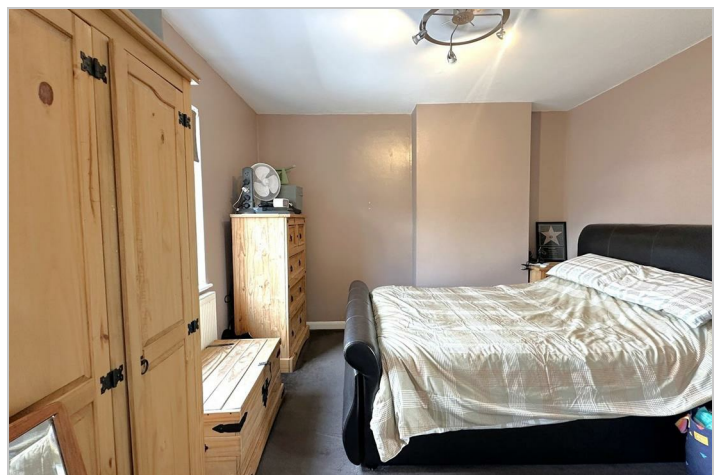
flush WC, fully tiled to all walls, cornice to ceiling, frosted double glazed window to the rear aspect and wall mounted heated chrome towel rail.

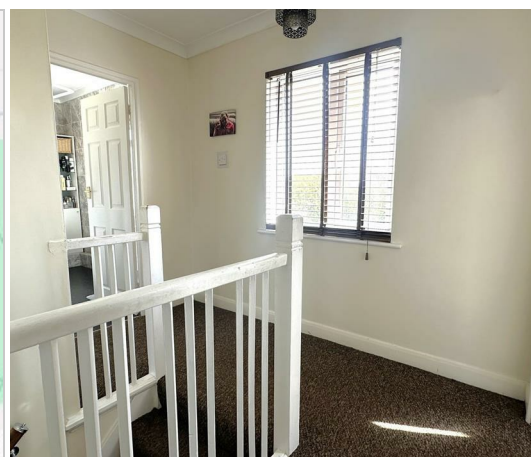
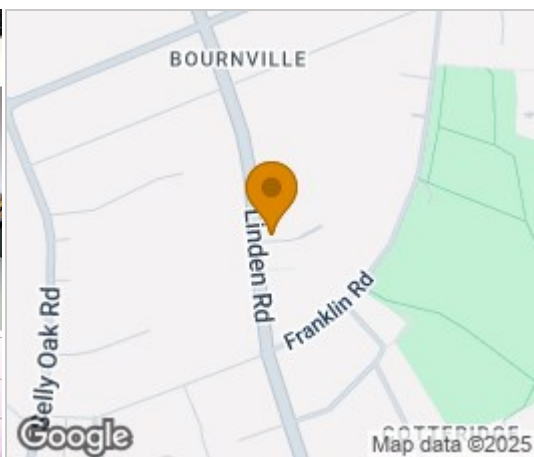
ADVISORY NOTE

Please Note – Non-Standard Construction - the construction is made up of a of steel frame and concrete. As such, it falls under the category of non-standard construction, which may affect mortgage terms with some lenders.

This property is of non standard construction, a steel-framed housing type built predominantly in the 1920s and 30s. As such, it falls under the category of non-standard construction, which may affect mortgage availability with some lenders.

Buyers are advised to consult their mortgage provider before arranging finance, and a specialist survey may be recommended as part of the purchase process.





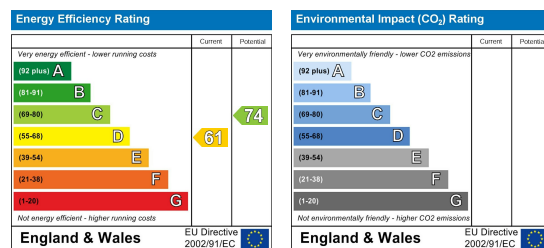
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.