

Lincoln Road North,



£395,000

KLARICO Estate Agents are delighted to present this unique opportunity to acquire TWO properties having been converted into ONE large family home. Benefits from having off-road parking and garage to the rear. A must view property!



Lincoln Road North,

- Two Properties Converted Into One Family Home
- Off-Road Parking To The Rear
- 6 Bedrooms
- Breakfast Island To Kitchen
- High Specification
- Immaculate Condition
- Garage
- Gas Central Heating
- UPVC Double Glazing
- Located in Acocks Green Along The Border Of Solihull

Front Garden

Terrace property with on street parking

Lounge

13'3" x 10'11" (4.05 x 3.35)
Double glazed window to front, oak flooring, wall mounted radiator, skirting board, ceiling light, log burner

Family Room

22'10" x 8'10" (6.96 x 2.70)
Double glazed window to rear, oak flooring, skirting board, ceiling light, wall mounted radiator,

Dining Room

13'3" x 10'11" (4.05 x 3.35)
Double glazed window to rear, ceiling light, oak flooring, skirting board, log burner,

Kitchen/Breakfast Room

13'4" x 10'0" (4.07 x 3.05)
Double glazed window to side, oak flooring, skirting board, ceiling light, sky lights, middle island, drainer sink with mixer tap, generous number of storage units, integrated oven/grill, integrated dishwasher, wall mounted radiator,

Hall

Bathroom

10'11" x 6'2" (3.35 x 1.90)
Double glazed privacy window to rear, tiled flooring, tiles, wash basin with mixer tap, bath tub, toilet, down lights, extractor fan, shower cubicle, heated towel rail

Utility/WC

6'2" x 6'0" (1.90 x 1.85)
Tiled flooring, toilet, sink, plumbing for white goods

Bedroom 1

10'11" x 10'11" (3.35 x 3.35)
Double glazed window to front, laminate flooring, skirting board, ceiling light, wall mounted radiator,

Bedroom 2

10'11" x 9'0" (3.35 x 2.75)
Double glazed window to rear, laminate flooring, skirting board, ceiling light, wall mounted radiator

Bedroom 3

10'11" x 7'10" (3.35 x 2.40)
Double glazed window to rear, laminate flooring, skirting board, ceiling light, fitted wardrobes, wall mounted radiator

Bedroom 4

10'11" x 7'10" (3.35 x 2.40)
Double glazed window to front, laminate flooring, ceiling light, wall mounted radiator, fitted wardrobes

Bedroom 5

12'0" x 11'1" (3.66 x 3.40)
Double glazed window to rear, sky lights, laminate flooring, skirting board, ceiling light, fitted wardrobes

Bedroom 6

11'11" x 10'11" (3.65 x 3.35)
Double glazed window to rear, sky light, laminate flooring, skirting board,

Rear Garden

Fenced boundaries, laid slabs

Parking

Off-road parking to rear, garage, storage unit, sauna in garage

Directions



Lincoln Road North,

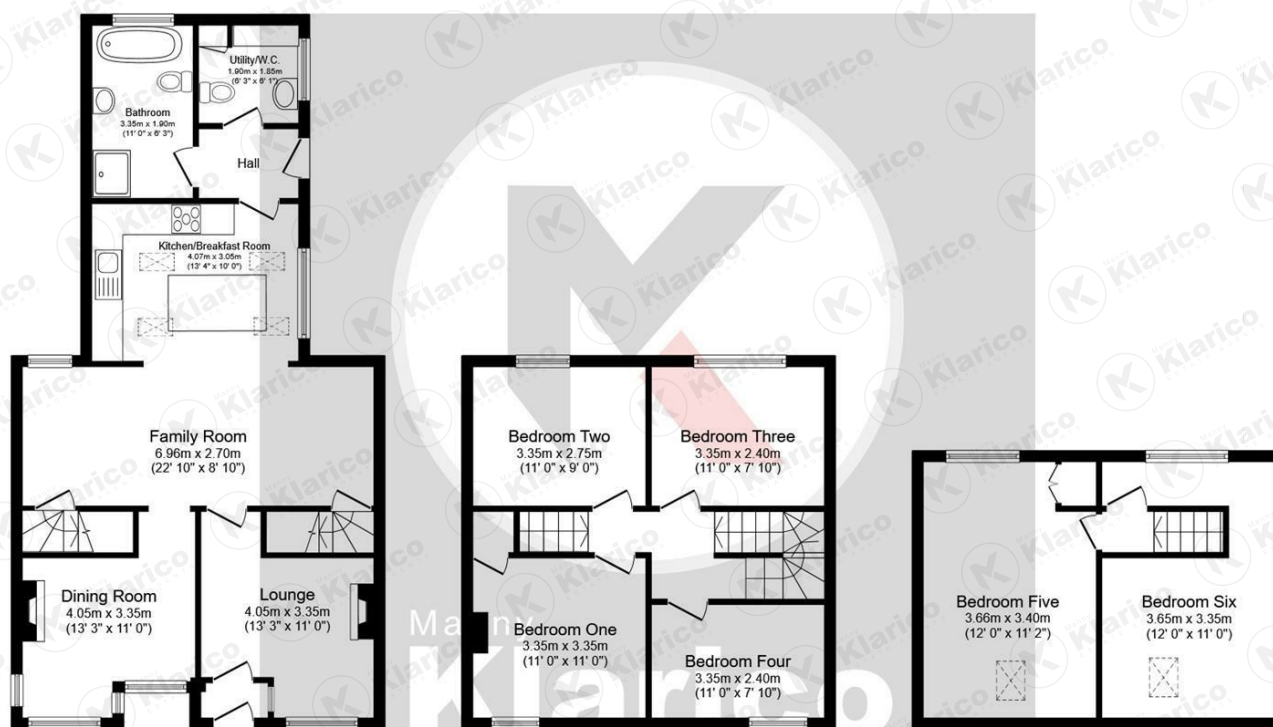


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Ground Floor

Floor area 71.4 sq.m. (769 sq.ft.)

First Floor

Floor area 46.2 sq.m. (498 sq.ft.)

Second Floor

Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 151.4 sq.m. (1,630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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