

Lyncroft Road,



Offers Over £220,000

Lyncroft Road,

- 3 Bedrooms
- Gas Central Heating
- Flowering Garden
- Off-Road Parking
- 2 Reception Rooms
- Double Glazing
- Out Building
- Ideal Family Home

Tenure: Freehold

Council Tax Band: A

KLARICO Estate Agents proudly present this 3-bedroom semi-detached property situated within Birmingham. This property offers 2 spacious living rooms alongside a kitchen/diner. This property would be ideal for First Time Buyers alongside Investors.

Welcome to this charming semi-detached house located on Lyncroft Road in Birmingham. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The house features a well-lit interior, creating a warm and inviting atmosphere throughout. The 924 sq ft of living space provides plenty of room to move around and make this house your own. The floral garden adds a touch of nature to the property, offering a peaceful retreat right outside your door.

Convenience is key with off-road parking available, ensuring you never have to worry about finding a space for your vehicle. Whether you're looking to settle down in a family-friendly neighbourhood or seeking a comfortable space to call your own, this property on Lyncroft Road has much to offer. Don't miss out on the opportunity to make this house your home.

Reception Room

5.31 x 3.64 (17'5" x 11'11")

Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Dining Room

2.88 x 3.27 (9'5" x 10'8")

Double glazed window to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

Kitchen

3.74 x 1.75 (12'3" x 5'8")

Double glazed window to rear, double glazed door to garden, ceiling lights, storage units, tiled walls, worktops, extractor fan, drainer sink with mixer tap

Shower Room

1.87 x 1.37 (6'1" x 4'5")

Privacy double glazed window to rear, lino flooring, wall tiles, electrical shower unit, pedestal sink with taps, toilet

Bedroom 1

3.31 x 4.25 (10'10" x 13'11")

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

Bedroom 2

3.92 x 2.87 (12'10" x 9'4")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.91 x 2.39 (9'6" x 7'10")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

Garden

Spacious garden, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

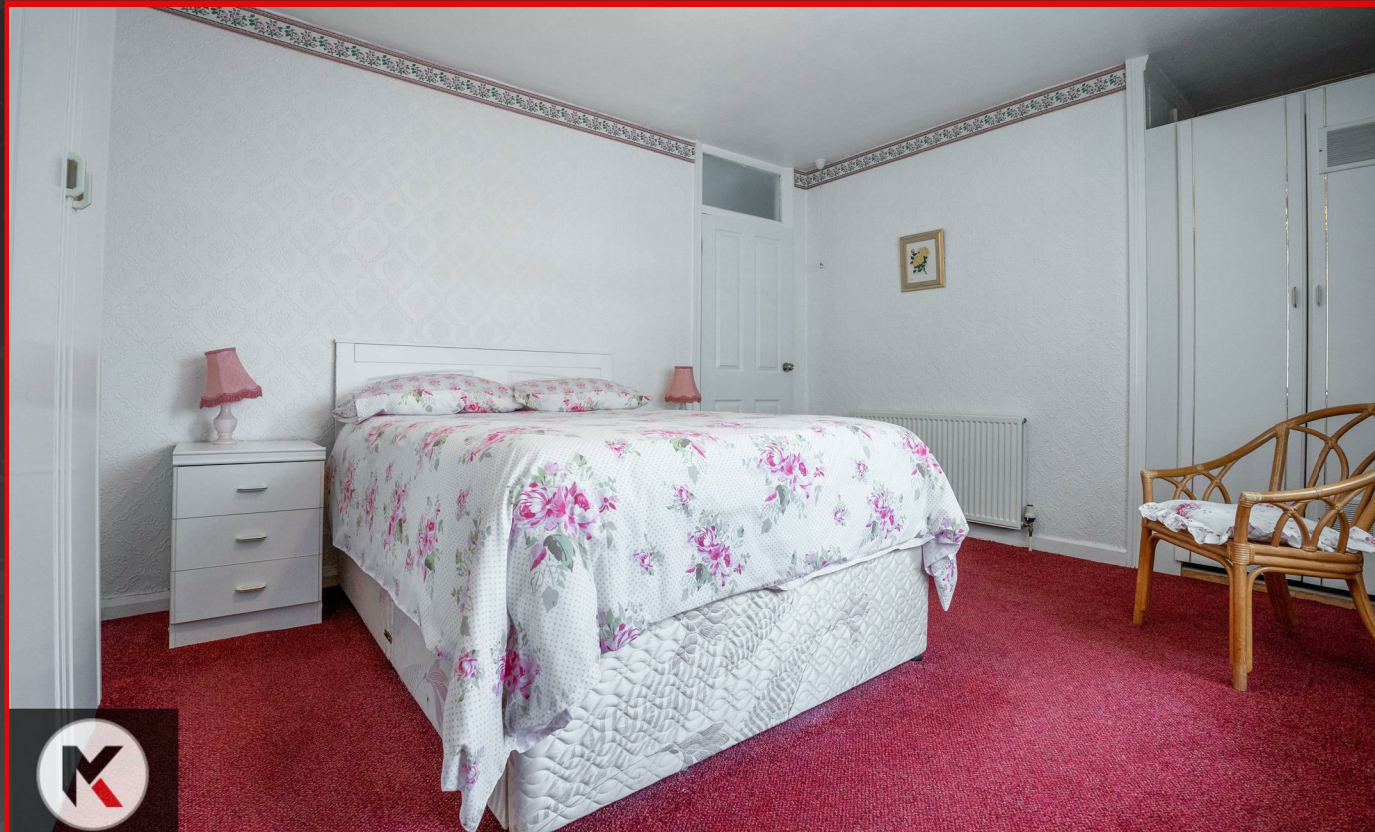
Directions



Lyncroft Road,



Lyncroft Road,



Lyncroft Road,



Lyncroft Road,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 85.8 sq. metres (923.6 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

