



Lilac Avenue, Great Barr
Birmingham, B44 8LX

Offers Over £190,000

Great Barr

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Offered with no upward chain, this spacious three bedroom semi detached family home is ideal for First Time Buyers and offers excellent scope to improve further.

Located on this highly popular road, the property is accessed via a porch which opens into the reception hall with stairs off and an understairs storage cupboard. The through lounge / dining room has a bay window to the front, feature fireplace and a window to the rear. The kitchen has some fitted units, window to the side and a window and door lead out to the garden.

On the first floor there are three bedrooms, the master is a spacious double with a bay window to the front and a range of fitted wardrobes, the second bedroom is also a double with a window to the rear whilst the third bedroom is a single with a fitted wardrobe and a window to the front. The bathroom has a white suite, wall tiling, window to the rear and there is a separate WC.

Outside the rear garden is slabbed for ease of maintenance, there is a rear right of way and this double glazed and centrally heated home must be viewed.





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
EXCELLENT SCOPE TO IMPROVE

Reception Hall
4.20m (13'9") x 1.65m (5'5")

Through Lounge / Dining Room
8.34m (27'4") into bay x 3.17m (10'5") max

Kitchen
2.76m (9'1") x 1.93m (6'4")

Bedroom 1
4.45m (14'7") into bay x 2.90m (9'6") max

Bedroom 2
3.93m (12'11") x 2.87m (9'5")

Bedroom 3
2.01m (6'7") x 1.97m (6'6") max

Bathroom
1.99m (6'6") max x 1.95m (6'5")

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: 5TH September 2023

Viewer's Note:

Services connected: Gas Electric Water Drainage

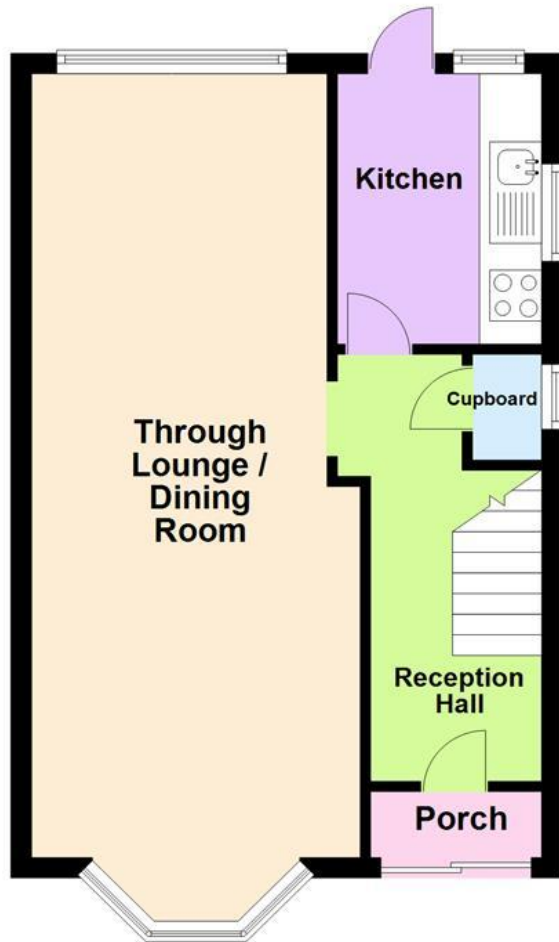
Council tax band: C

Tenure: Freehold

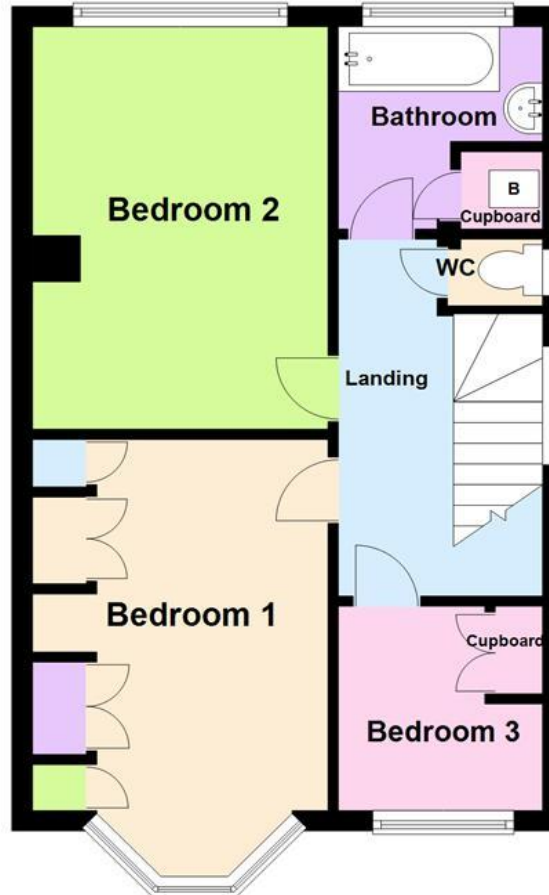
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Map Location

