



Lingfield Avenue, Great Barr  
Birmingham, B44 9TX

£190,000



# Great Barr

£190,000



Converted into a three bedroomed property, this recently decorated semi detached is offered with no upward chain and is ideal for First Time Buyers.

Set behind a front garden that offers parking, the accommodation is accessed via a porch which leads to the reception hall with stairs off and doors lead to the dining room as well as the lounge which has patio doors to the garden. The dining room has three windows to the front and was the original kitchen as that has now been moved to the side which has some fitted units, and doors to the front and rear.

On the first floor there are now three smaller bedrooms, the master will take a double bed with a window to the front whilst an inner landing provides access to the remaining two bedrooms, both with a window to the rear.

Outside the rear garden has a patio with steps down to the lawned area with a rear garage accessed via the rear right of way and this aluminium double glazed and centrally heated home must be viewed.







## Property Specification

CONVERTED THREE BEDROOMS  
SEMI DETACHED  
NO UPWARD CHAIN  
RECENTLY DECORATED  
IDEAL FOR FIRST TIME BUYERS

**Reception Hall**  
2.00m (6'7") x 0.81m (2'8")

**Dining Room**  
3.33m (10'11") x 2.78m (9'1")

**Lounge**  
4.36m (14'4") x 3.02m (9'11")

**Kitchen Area**  
7.51m (24'8") x 1.26m (4'2")

**Bedroom 1**  
3.74m (12'3") x 2.42m (7'11") max

**Bedroom 2**  
3.02m (9'11") x 2.10m (6'11") max

**Bedroom 3**  
2.22m (7'3") x 2.21m (7'3")

### 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: 28 August 2024

### Viewer's Note:

Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

