



Lingfield Avenue, Great Barr  
Birmingham, B44 9TX

**Offers Over £200,000**

# Great Barr

Offers Over £200,000



This impressive, immaculately presented two bedroom semi detached is ideal for First Time Buyers and is located in this popular cul de sac in Great Barr.

Set behind a driveway for two cars, the property is accessed via a recessed porch which leads to the reception hall with stairs off and doors to the lounge as well as the kitchen which has a range of fitted units, built in oven and hob, space for a small table and chairs and a window to the front. There is a useful side utility area with some fitted cupboards and doors to the front and rear whilst the lounge is well proportioned and has ample space for settees and patio doors lead out to the garden. On the first floor there are two bedrooms, the master is a particularly spacious double with fitted wardrobes to one wall with sliding mirrored doors and a window to the rear whilst the second bedroom is a generous size with a window to the front and an over stairs storage platform. The well appointed bathroom has a luxurious feel with a white suite, shower over the bath, part wall tiling and a window to the front.

Outside there is a patio area suitable for garden furniture and leads to the lawn with a path providing access to the impressive rear garage with an inspection pit, light and water and offers excellent scope to convert into a most impressive garden room and viewing of this double glazed and centrally heated home is a must.





## Property Specification

TWO BEDROOMS  
SEMI DETACHED  
IMMACULATELY PRESENTED  
IDEAL FOR FIRST TIME BUYERS  
POPULAR CUL DE SAC LOCATION

**Kitchen**  
3.71m (12'2") max x 3.30m (10'10")

**Lounge**  
4.38m (14'4") x 3.06m (10')

**Utility Area**  
6.26m (20'7") x 1.20m (3'11")

**Bedroom 1**  
4.40m (14'5") x 3.04m (9'11")

**Bedroom 2**  
3.70m (12'2") x 2.43m (8') max

**Bathroom**  
1.92m (6'4") x 1.85m (6'1")

### 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: 3<sup>rd</sup> September 2024

### Viewer's Note:

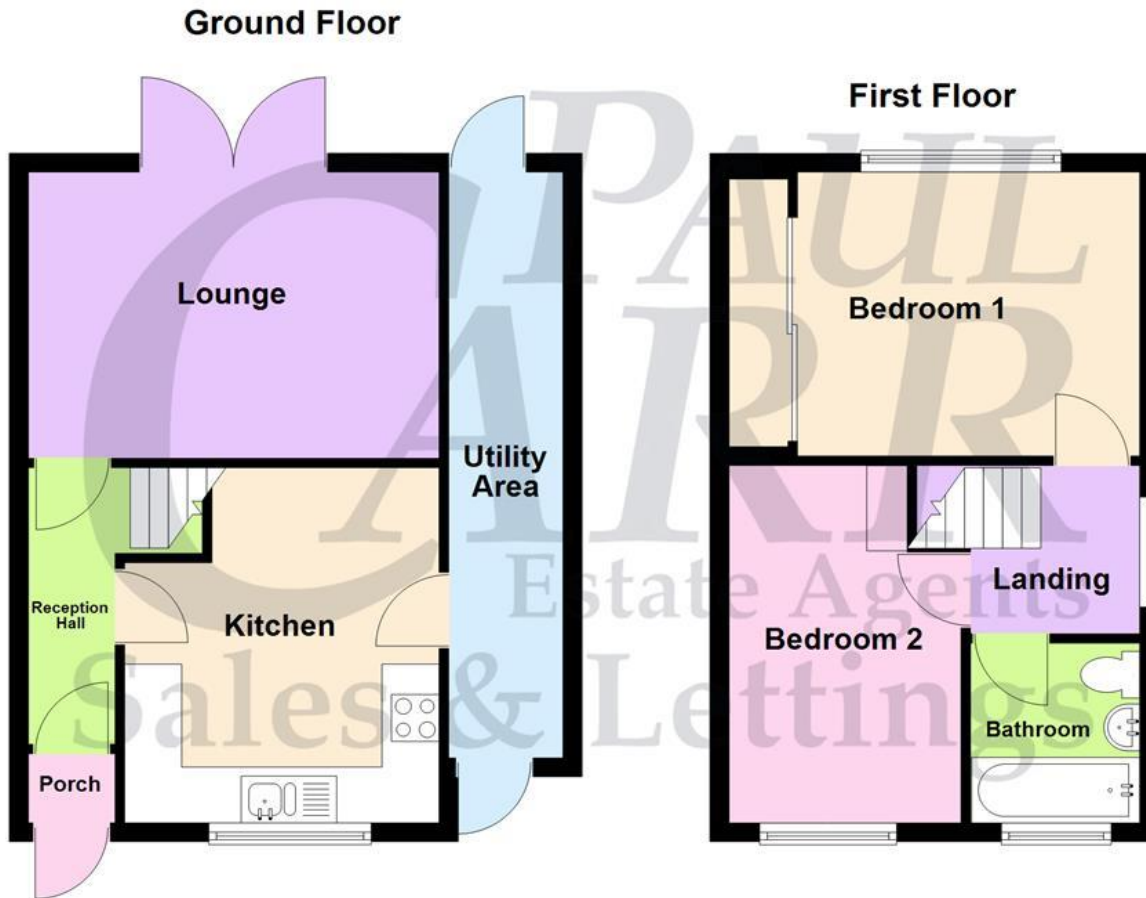
Services connected: Gas Electric Water Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

