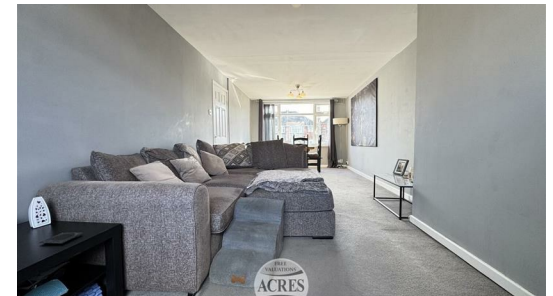


ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS THROUGH LOUNGE / DINER
- MODERN FITTED KITCHEN
- FAMILY SHOWER ROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTNANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND (STPP)



LANGFORD AVENUE, GREAT BARR, B43 5NH - OFFERS AROUND £240,000

Charming 3-Bedroom Home in the Heart of Great Barr – Ideal for First-Time Buyers! Step into this beautifully presented 3-bedroom property, perfectly situated in the popular and well-connected area of Great Barr. This home is ready to move into – ideal for first-time buyers or anyone looking for a comfortable, stylish space to call their own. Inside, you'll find a bright and spacious lounge, ideal for relaxing or entertaining. The property also benefits from a modern fitted kitchen and a well-appointed family bathroom, offering everything you need for easy everyday living. Upstairs boasts three good-sized bedrooms, perfect for growing families, guests, or creating your ideal home office space. Outside, enjoy a low-maintenance garden – a fantastic space for entertaining or unwinding, with plenty of room for seating, BBQs, or enjoying the sunshine. Location highlights include: Close to highly regarded local schools Excellent transport links with easy access to main roads and public transport Nearby amenities including shops, parks, and leisure facilities. Don't miss out on this fantastic opportunity in a sought-after location. Contact us today to arrange a viewing!

Accessed from the fore via brick block driveway offering off road parking, leading to;

HALLWAY: 5'9 max, 3'1 min x 13'3: Double glazed entrance door, double glazed windows, stairs to first floor, radiator and doors into;

THROUGH LOUNGE/DINER: 10'5 max, 9'1 min x 27'1: A great size through living / dining area with radiator, double glazed bay window to rear and double glazed window to front.

FITTED KITCHEN: 5'8 x 8'8: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer, radiator and double glazed door to rear.

LANDING: 2'8 x 7'3: Double glazed opaque window to side and doors into;

BEDROOM ONE: 10'5 x 11'6: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 10'5 max, 9'1 min x 12'8: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 5'9 x 7'1: A final spacious bedroom with double glazed window to front and radiator.

BATHROOM: 5'9 x 8'8: A modern fitted suite with walk in shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders.

TENURE: We have been informed by the vendors that property is Freehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

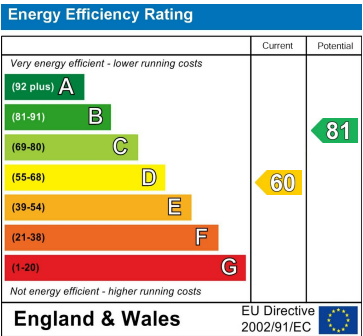
VIEWING: Recommended via Acres on 0121 358 6222.



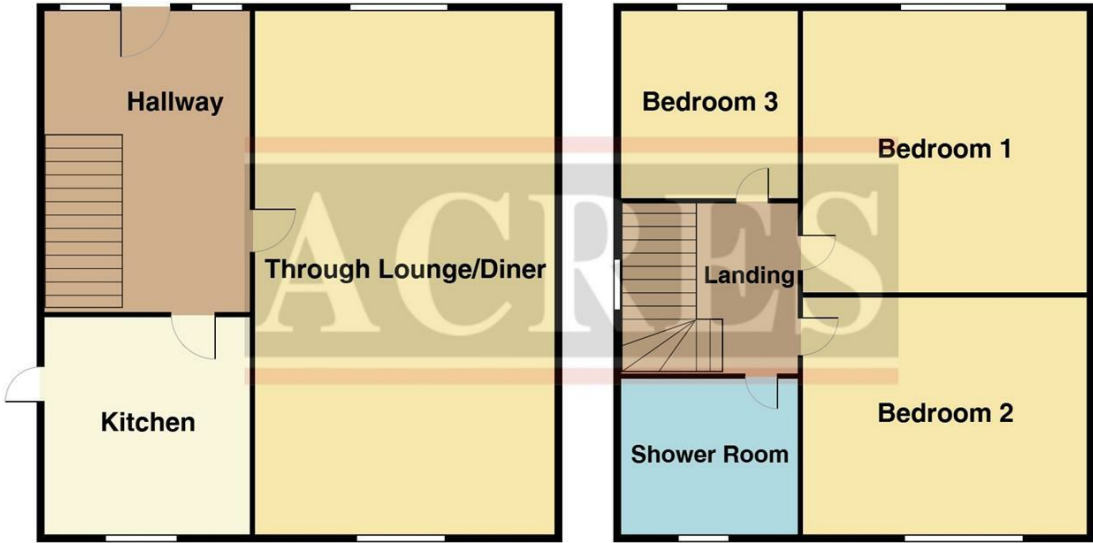
TENURE: We have been informed by the vendor that the property is Freehold
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COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 358 6222



32 Langford Avenue, Great Barr, B43 5NH



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.