



Connells

Lingfield Avenue
Birmingham

Lingfield Avenue Birmingham B44 9TX

for sale offers over
£190,000



Property Description

This two bedroom semi-detached property has a recently refurbished kitchen & bathroom. Would make a great first time buyer purchase,

This residence briefly comprises of: Two bedrooms, Kitchen, Two reception rooms, Family bathroom, off road parking and rear garden. This property is situated in highly sought after location of Great Barr.

This property will be snapped up quickly due to the high demand of buyers looking in the area DO NOT miss out.

Kitchen

11' 6" x 11' (3.51m x 3.35m)

Window to front double glazed, One ceiling light point, Fitted kitchen, Built in oven and hob,

Utility

14' 8" x 3' 10" (4.47m x 1.17m)

Lounge

14' 4" x 10' (4.37m x 3.05m)

One ceiling light point, One single radiator

Family Room

12' 8" x 9' 10" (3.86m x 3.00m)

Window to rear double glazed, double French doors to rear garden, One ceiling light point, Laminate flooring

Bedroom One

14' 5" x 10' (4.39m x 3.05m)

Window to rear double glazed, One ceiling light point, One single radiator

Bedroom Two

12' 2" x 8' (3.71m x 2.44m)

Window to front double glazed, One ceiling light point, One single radiator

Bathroom

6' 2" x 6' (1.88m x 1.83m)

Window to front double glazed, One ceiling light point, Bath tub, Wash hand basin, WC, Shower, Partly tiled, One single radiator, Laminate flooring

Aml Fee's

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.









Total floor area 80.1 m² (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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907 Walsall Road Great Barr
BIRMINGHAM B42 1TN

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GBR313078



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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