



Cardington Avenue, Great Barr  
Birmingham, B42 2PA

**Offers Over £240,000**

# Great Barr

Offers Over £240,000



This charming three-bedroom semi-detached home offers a wonderful blend of comfort, space, and practicality, perfect for families or anyone looking to settle into a welcoming and well-maintained property.

Presented in good condition throughout, the home features a bright and airy living space that immediately feels warm and inviting.

The layout flows effortlessly, creating an ideal setting for both everyday living and entertaining guests. The kitchen is well-appointed with ample storage and workspace, base and eye level units, gas hob, oven and stainless steel sink overlooking the beautiful rear garden, joining this space is a dining area with floor to ceilings doors leading to the rear.

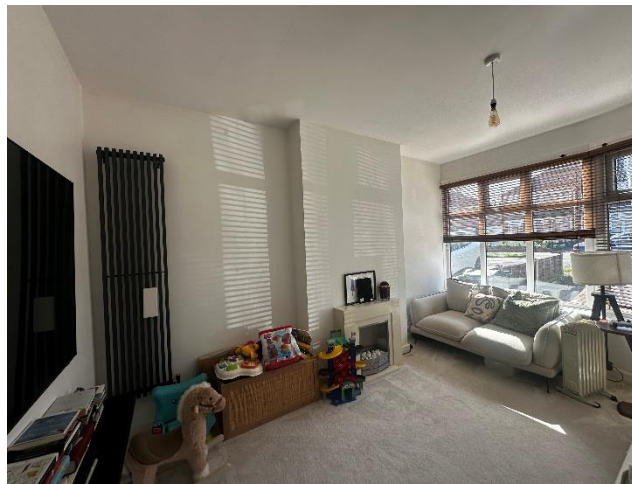
Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light and space to unwind.

The property is complemented by a recently refitted bathroom, all maintained to a high standard.

Externally, a generous rear garden provides an excellent outdoor retreat, perfect for families, gardening enthusiasts, or summer gatherings.

To the front, the convenience of off-road parking adds to the appeal, ensuring ease and practicality for homeowners and visitors alike.

Combining comfort, space, and a great outdoor area, this lovely home is ready to move into and enjoy from day one. Call us today on 0121 325 1133.





## Property Specification

THREE BEDROOMS  
SEMI - DETACHED  
CLOSE TO AMENITIES  
SPACIOUS KITCHEN/ DINER  
WELL APPOINTED BATHROOM



**Living Room**  
12' 10" x 8' 10" (3.9m x 2.7m)

**Kitchen/Diner**  
10' 6" x 15' 5" (3.2m x 4.7m)

**Bedroom 1**  
11' 10" x 9' 2" (3.6m x 2.8m)

**Bedroom 2**  
12' 2" x 9' 2" (3.7m x 2.8m)

**Bedroom 3**  
6' 7" x 5' 11" (2m x 1.8m)

**Bathroom**  
6' 3" x 5' 11" (1.9m x 1.8m)

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: mains electricity, gas, water and 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

