



Lingfield Avenue, Great Barr  
Birmingham, B44 9TX

**Offers Over £210,000**



# Great Barr

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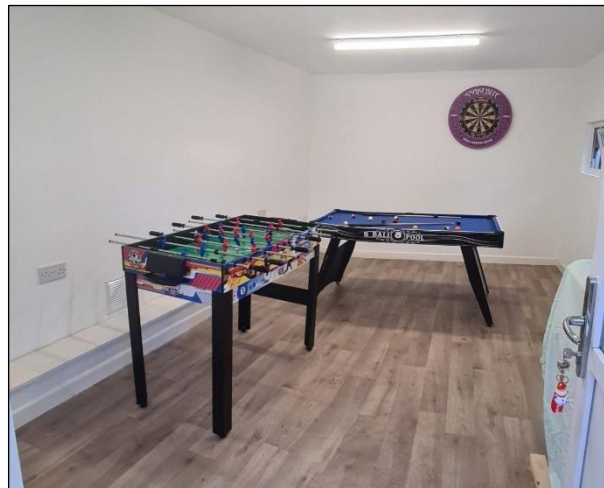
A lovely two bedroom semi detached, located in this popular cul de sac and ideal for First Time Buyers with the added benefit of a block paved driveway as well as a superb garden room offering a variety of uses.

A recessed porch leads to the reception hall with stairs off and doors lead to the lounge as well as the kitchen which has a range of units, built in oven and hob, matching cupboard housing the central heating boiler, space for a small table and chairs, window to the front and a door leads to the side utility which has fitted cupboards, spaces for a washing machine, tumble drier and fridge and doors lead to the front and rear. On the first floor there are two good size bedrooms, the master is a spacious double with a window to the rear whilst the second bedroom has a storage cupboard over the stairs and a window to the rear. The modern bathroom has a white suite with a shower over the bath, wall tiling and a window to the front.

Outside the rear garden has a slabbed patio area ideal for garden furniture leading to the lawn with stepping stone steps to the superb garden building which offers a variety of uses, there is a rear right of way and this double glazed and centrally heated home must be viewed.







## Property Specification

TWO BEDROOMS  
SEMI DETACHED  
BLOCK PAVED DRIVEWAY  
UTILITY ROOM  
SUPERB GARDEN ROOM

**Kitchen**  
3.67m (12') max x 3.26m (10'8")

**Lounge**  
4.28m (14'1") x 3.02m (9'11")

**Utility**  
5.60m (18'4") x 1.13m (3'9")

**Bedroom 1**  
4.38m (14'4") x 3.02m (9'11")

**Bedroom 2**  
3.67m (12') x 2.47m (8'1") max

**Bathroom**  
2.09m (6'10") max x 1.85m (6'1")

**Superb Garden Room**  
4.61m (15'1") x 3.20m (10'6")

### 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: 5<sup>th</sup> December 2025

**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:

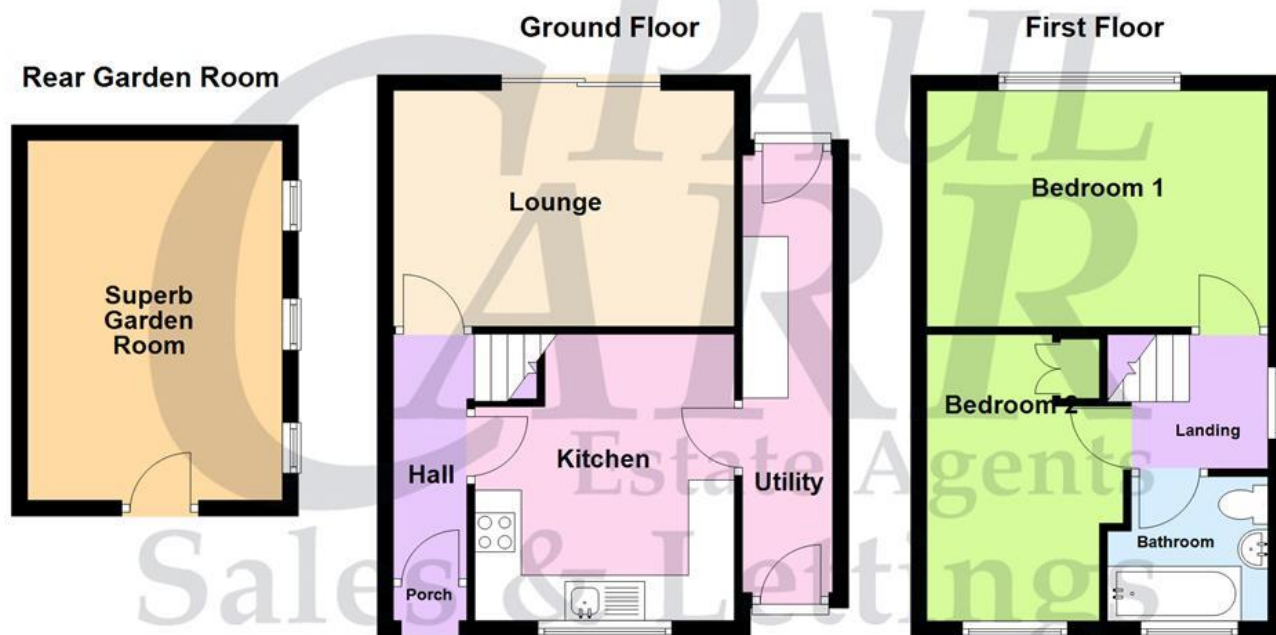
Services connected: Gas Electric Water Drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

