



Langford Avenue, Great Barr
Birmingham, B43 5NH

£280,000

Great Barr

£280,000



Situated within the highly sought-after Gorse Farm Estate on Langford Avenue, this well-presented three-bedroom semi-detached home occupies a prime position in one of Great Barr's most desirable residential pockets. Ideally located close to local amenities, well-regarded schools, and excellent transport links, this property is perfectly suited for families and commuters alike.

The property is set back from the road behind a neatly block-paved driveway, providing ample off-road parking and strong kerb appeal. Upon entering, you are welcomed by a bright and inviting hallway. The ground floor offers a spacious through lounge, seamlessly combining living and dining areas—ideal for both everyday living and entertaining. The main lounge is centred around an electric fireplace, creating a warm focal point, while natural light flows effortlessly through the space. To the rear, a well-built conservatory provides an additional reception area, offering flexibility as a second sitting room, dining area, or home office, all overlooking the garden. The kitchen is well-appointed with a range of fitted units and worktop space, enhanced by stylish ambient lighting beneath the wall units, creating a modern and inviting atmosphere. The layout offers both practicality and visual appeal, with direct access to the rear garden.

Upstairs, the property comprises three well-proportioned bedrooms, including two generous doubles and a versatile single room, ideal for a child's bedroom, guest space, or study. A contemporary family bathroom completes the first floor benefiting from a bath tub with an overhead shower, hand wash basin and lower level w.c. surrounding by light brown tiling adding warmth and a clean feel into the modern bathroom.

Externally, the property truly stands out. The rear garden has been thoughtfully designed to create a private and functional outdoor space. A patio seating area with garden furniture provides the perfect setting for entertaining, complemented by a wooden canopy with integrated lighting and sofa seating area, ideal for relaxing into the evening. A pond feature adds character and tranquillity, while the garden also benefits from a rear garage and an additional outbuilding currently utilised as a gymnasium, offering excellent versatility. Rear access further enhances practicality.

This is a rare opportunity to secure a well-appointed home with standout outdoor space in one of Great Barr's most desirable locations. Early viewing is highly recommended.





Property Specification

EXTENDED SEMI-DETACHED
REAR OUTBUILDING
REAR GARAGE
DOWNSTAIRS W.C.
PRIVATE DRIVEWAY

Porch 1.81m (5'11") x 0.63m (2'1")

Hall 3.19m (10'5") x 1.81m (5'11")

Lounge/Dining Room 7.90m (25'11") max x 3.23m (10'7")

Conservatory Extension 2.88m (9'5") x 2.23m (7'4")

Kitchen Area Extended 4.60m (15'1") x 1.59m (5'3")

Side Entry 5.14m (16'10") x 0.84m (2'9")

W.C 1.86m (6'1") x 0.84m (2'9")

Bathroom 2.47m (8'1") max x 1.80m (5'11")

Bedroom 1 3.70m (12'2") x 2.77m (9'1")

Bedroom 2 3.88m (12'9") x 3.22m (10'7")

Bedroom 3 2.39m (7'10") x 1.83m (6')

Outbuilding 3.30m (10'10") x 2.01m (6'7")

Outbuilding 2.01m (6'7") x 1.39m (4'7")

Garage 4.85m (15'11") x 2.44m (8')

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.

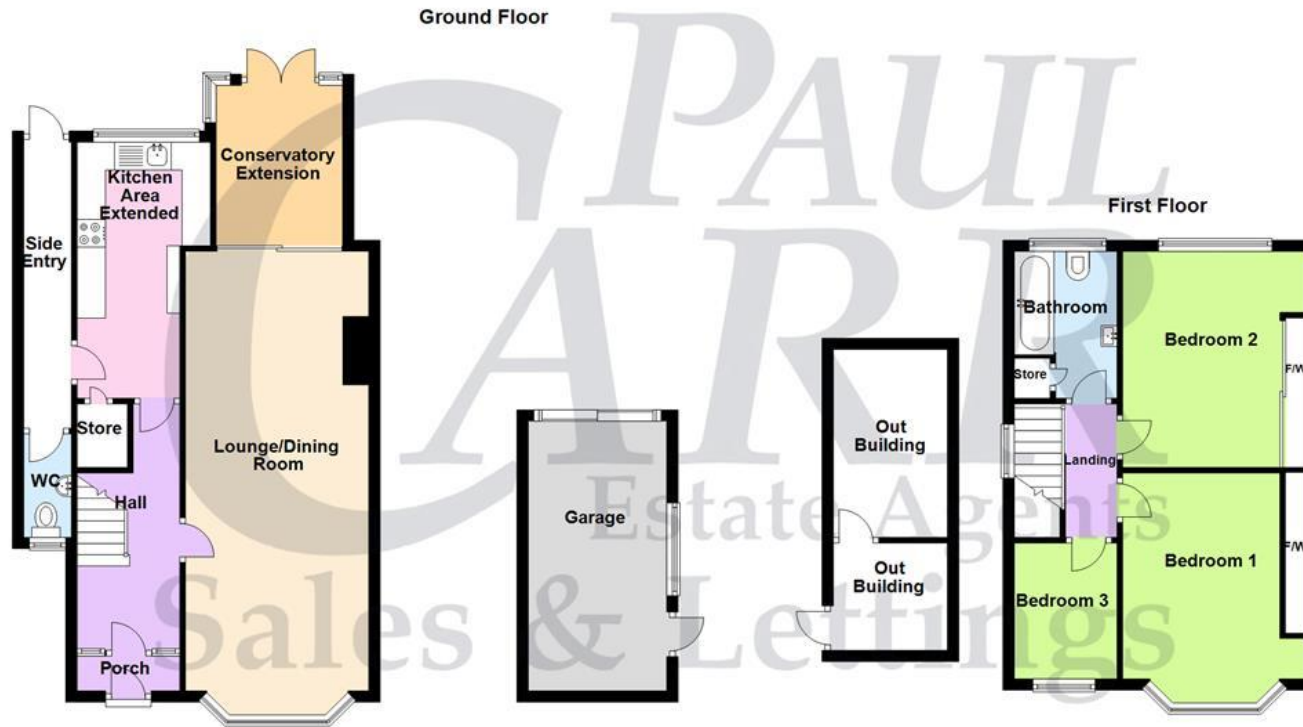
Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating



Map Location

