ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- SEMI DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINER
- SEPARATE UTILITY ROOM
- FITTED FAMILY BATHROOM
- DRIVEWAY TO FRONT
- LARGE REAR GARDEN
- GARDEN ROOM WITH ELECTRICTY
- IDEAL FIRST TIME BUY

LINGFIELD AVENUE, BIRMINGHAM, B44 9TX - OFFERS AROUND £200,000

Discover this spacious and beautifully presented two-bedroom semi-detached family home, perfectly positioned in the heart of Great Barr within a quiet and desirable cul-de-sac. With convenient access to local shops, excellent public transport links, and nearby schooling, the property is ideally suited for first-time buyers or those seeking a comfortable and well-located home. To the front, the property benefits from a generous double driveway providing ample off-road parking, leading to a storm-enclosed porch and front door opening into a bright and spacious hallway. The ground floor offers a well-presented rear living room, ideal for relaxing and entertaining, while to the front sits an inviting open-plan kitchen diner, complemented by a separate utility room for added practicality. The first floor features a spacious landing giving access to two well-proportioned double bedrooms and a fitted family bathroom. To the rear, the property boasts a sizeable garden with a patio area leading onto a lawn, along with a garden room situated at the far end of the garden complete with lighting and electricity—perfect for storage or potential workspace. Additionally the garden is south facing so a real sun spot on those sunny days, This delightful home combines comfortable living with a prime location, making it an excellent opportunity for first-time buyers. HURRY BEFORE YOU'RE TOO LATE!
Accessed from the fore via brick block driveway offering off road parking leading to double glazed entrance door, into;

HALLWAY: 3'2 x 9'8: A light and airy entrance with stairs to first floor, radiator and door into;

LIVING ROOM: 14'4 x 9'9: A great size living space with fire surround and fire, radiator and double glazed double sliding patio doors to rear.

FITTED KITCHEN: 10'7 x 12'3 max, 8'9 min: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space for fridge freezer, radiator and door into;

UTILITY ROOM: 3'7 x 19'2: Fitted with wall and base units, worktop over, sink and drainer, space and plumbing for washing machine, space for tumble dryer and double glazed PVC door to front and rear.

LANDING: 5'5 max, 2'6 min x 6'5: Doors into;

BEDROOM ONE: 13'1 max, 12'1 (wardrobe) x 10'6: A great size double bedroom, double glazed window to rear and radiator.

BEDROOM TWO: 8'3 max, 5'1 min x 12'6: A further good size double bedroom with double glazed window to front and radiator with a built in wardrobe system.

BATHROOM: 6'8 x 6'10: A fitted suite with panelled bath, shower over, wash hand basin, tiling to walls, tiling to floor, chrome ladder style radiator and double glazed opaque window to front.

REAR GARDEN: A good size garden with paved patio area and lawn with mature plants, shrubs and trees along with fencing to borders.

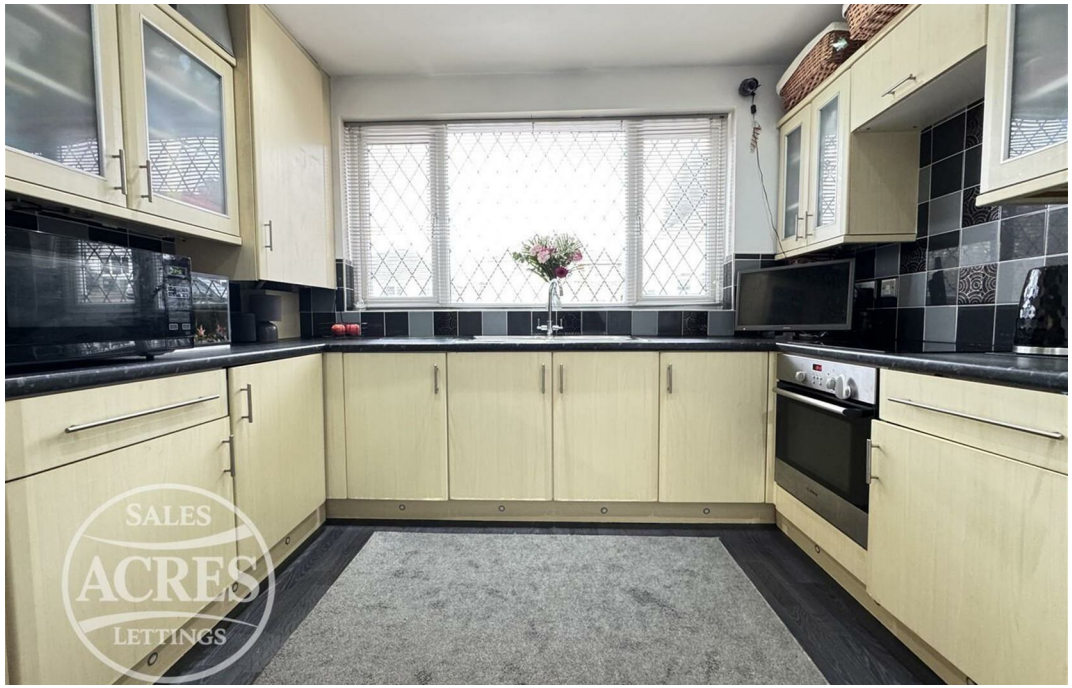
OUTHOUSE: A great additional space currently used as games room with power and lighting, double glazed windows and double glazed door.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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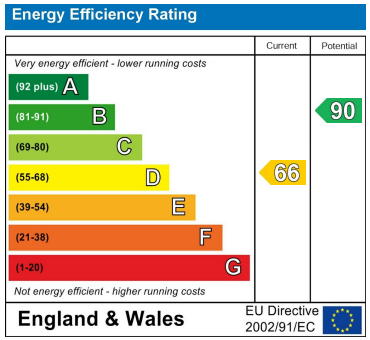
COUNCIL TAX BAND : B COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222



Lingfield Avenue, Birmingham, B44 9TX

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.