



Langford Avenue, Great Barr
Birmingham, B43 5NH

Offers in Excess of £350,000

Great Barr

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Unique opportunity to purchase this spacious, extended three bedroom detached property which has been refurbished and modified to a high standard and is situated on Langford Avenue in this much sought after residential area close to all local amenities, good schools and the M6 motorway.

Approached via a spacious private block paved driveway leading up to an attractive canopy and front porch with useful Mag locks. Upon entry, there is access to a guest cloakroom with storage space followed by the hallway which has stairs leading the first floor accommodation. There is also a cosy home study area situated alongside the staircase. The front lounge is of good proportions with an attractive bay window to the fore, good quality carpets and an Inglenook fireplace with chimney breast and surround.

Leading through from the lounge into the breakfast kitchen which offers an eye catching rustic farmhouse style being generously proportioned. The area is open plan with a breakfast bar worktop and offering a range of contemporary wall and base cabinets either side of the kitchen with a Belfast sink looking out onto undercover seating area. There is also the addition of sky lights above this area to allow for extra natural light. Flowing through from the kitchen area is an extended orangery style sitting room/dining area with fabulous lantern skylight with access to the patio area.

The first floor comprises of three bedrooms, two being double rooms front and rear, the principal bedroom benefits from a bay window and sizeable fitted wardrobes. Bedroom two to the rear consists of fitted wardrobes and a lovely balcony area with skyline views. The family bathroom offers a three piece suite comprising a jacuzzi bath with lights, separate beautifully tiled walk-in shower enclosure, low level W.C., wash hand basin with inset storage.

Externally the garden is colourful and well maintained with a mixture of neat tidy lawn and patio, mature shrubs and hedges to the perimeters along with access to the rear outbuilding. The garden also benefits from a rear patio with stylish bar area, perfect for entertaining. The summerhouse offers excellent additional floorspace being a built brick structure with multiple velux windows for natural light. As it stands, the outbuilding is split into three multifunctional rooms but is open to multiple options such as home office, hobby room or even an annexe.

Key Points:

- Beautifully Presented - Key Ready
- Sociable Living Areas
- New Carpets
- Outside lighting front and rear
- Outside Retractable roof
- Fully Alarmed





Property Specification

EXTENDED DETACHED PROPERTY
THREE BEDROOMS
IMMACULATE INTERNAL CONDITION
KITCHEN DINER
ORANGERY
BEAUTIFUL GARDEN WITH SUMMERHOUSE

Entrance Hallway
16' 1" x 6' 7" (4.9m x 2m)

Living Room
26' 7" x 11' 2" (8.1m x 3.4m)

Kitchen/ Breakfast Room
19' 4" x 11' 6" (5.9m x 3.5m)

Kitchen Area
16' 5" x 6' 3" (5m x 1.9m)

Utility

Downstairs W.C

Bedroom One
14' 1" x 11' 6" (4.3m x 3.5m)

Bedroom Two
12' 2" x 10' 6" (3.7m max x 3.2m max)

Bedroom Three
8' 2" x 6' 7" (2.5m x 2m)

Bathroom
8' 2" x 9' 2" (2.5m x 2.8m/2m)

Outbuilding
18' 8" x 17' 5" (5.7m x 5.3m)

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: 23rd August 2021

Viewer's Note:

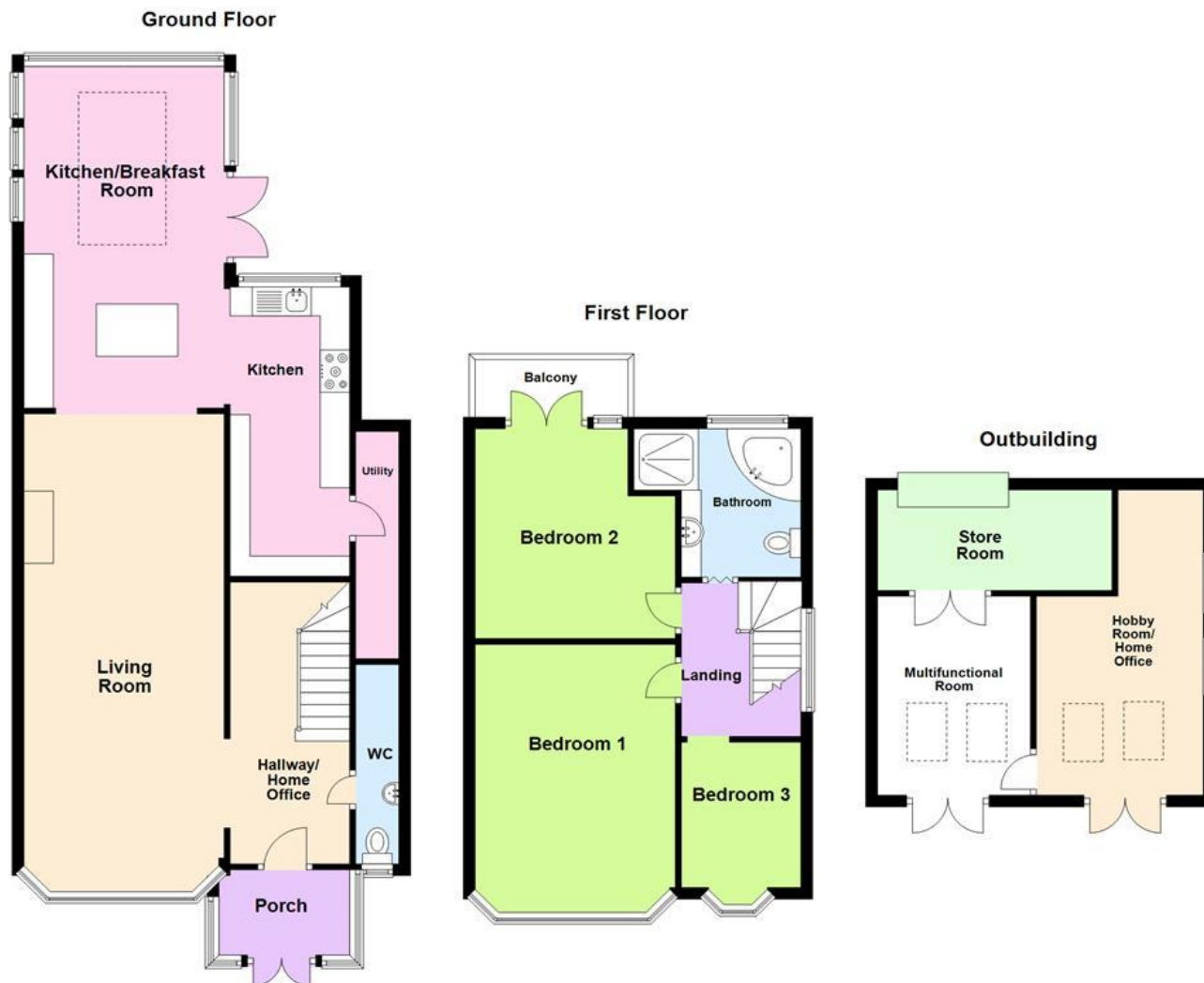
Services connected: mains electricity, gas, water and drainage

Council tax band: D

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Map Location

