



Langford Avenue, Great Barr
Birmingham, B43 5NH

Offers in Excess of £230,000

Great Barr

£230,000

3  1  2 

Langford Avenue is offered to market with no upward chain and plentiful scope to modernise.

Approached via a front garden which is mainly slabbed, there is entrance through a secure porch.

To the front of the property, currently used as a dining room, there is a large bay window and central fireplace. To the rear, with sliding doors into the garden, is a living room with central fireplace.

Further downstairs is a compact kitchen with wall and base units leading out to a verandah to the side.

To the first floor, there are three bedrooms, with two comfortable doubles and a smaller third. The family shower room offers corner shower cubicle, hand wash basin and low-level W.C.

Externally, there is a good size garden with slabbed patio area then the remainder is laid to lawn. To the bottom of the garden is a garage with rear access.

Please note: the property currently does not have gas central heating but does contain a gas supply which is currently capped off.





Property Specification

THREE BEDROOM SEMI DETACHED
TWO RECEPTION ROOMS
MODERN SHOWER ROOM
GOOD SIZE REAR GARDEN
SCOPE TO EXTEND (STPP)

Entrance Hall

Living Room
14' 9" x 10' 6" (4.5m x 3.2m)

Dining Room
11' 10" x 10' 6" (3.6m x 3.2m)

Kitchen
5' 11" x 7' 3" (1.8m x 2.2m)

Landing

Bedroom One
10' 6" x 14' 5" (3.2m x 4.4m)

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

Bedroom Three
8' 6" x 5' 11" (2.6m x 1.8m)

Shower Room
7' 7" x 5' 11" (2.3m 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:

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

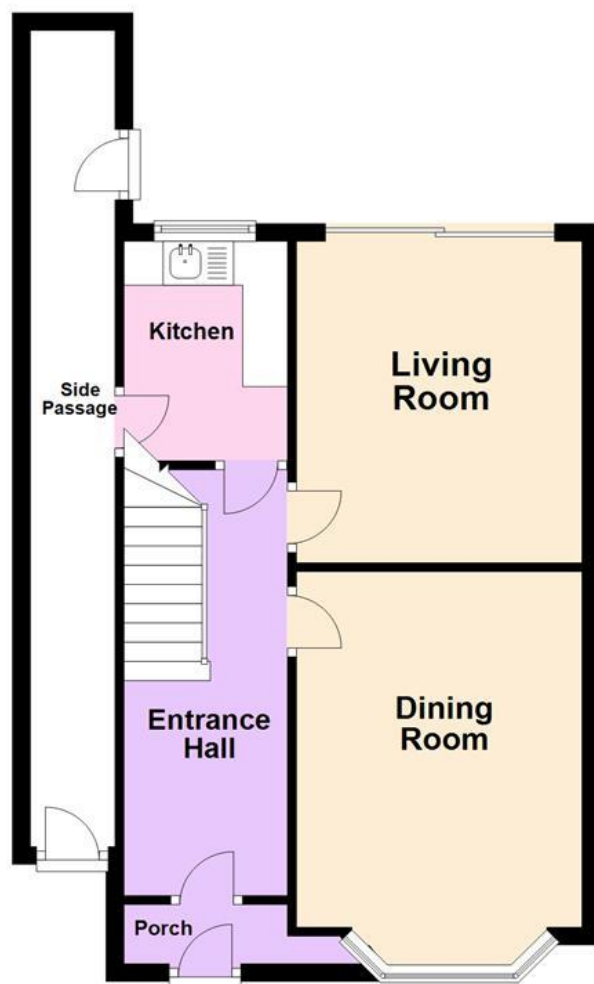
Council tax band: C

Tenure: Freehold

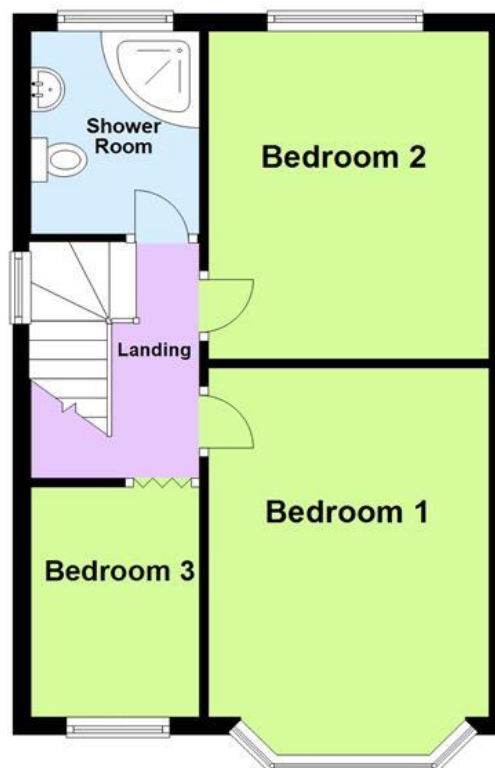
Floor Plan

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

Ground Floor




First Floor



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

