



Lingfield Avenue, Great Barr
Birmingham, B44 9TU

£210,000

Great Barr

£210,000



Welcoming to the market this spectacular two bedroom semi detached home located on Lingfield Avenue. Situated close to good local schools, shops, amenities and is perfect for first time buyers.

Approached via a slabbed driveway suitable for multiple vehicles, benefits from an EV charger.

Upon entry you are welcomed by a hallway giving you access to the newly fitted kitchen which offers an array of wall and base units, plenty of countertop space, sink unit with side drainer, gas oven and hob, and space for suitable fitted appliances. The lounge is a good-sized space with a central fireplace. Completing the ground floor is a lovely conservatory. Heading upstairs you are presented with two bedrooms, the main bedroom benefiting from being a good-sized double room. The newly fitted family bathroom consists of a bathtub with shower over, hand wash unit and WC. Externally, the home has a good sized private rear garden with a garage at the rear of the property.

The home also benefits from having a newly tiled roof. Viewing this home is highly recommended.





Property Specification

TWO BEDROOMS
SEMI DETACHED
CONSERVATORY
GOOD SIZED REAR GARDEN
PERFECT FOR FIRST TIME BUYERS

Kitchen
3.80m (12'6") max x 3.66m (12')

Lounge
4.86m (15'11") x 3.18m (10'5")

Conservatory
4.10m (13'5") x 2.88m (9'5")

Bedroom 1
4.49m (14'9") x 3.20m (10'6")

Bedroom 2
3.86m (12'8") x 2.50m (8'2")

Bathroom
2.06m (6'9") x 2.03m (6'8")

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: 8th April 2025

Viewer's Note:

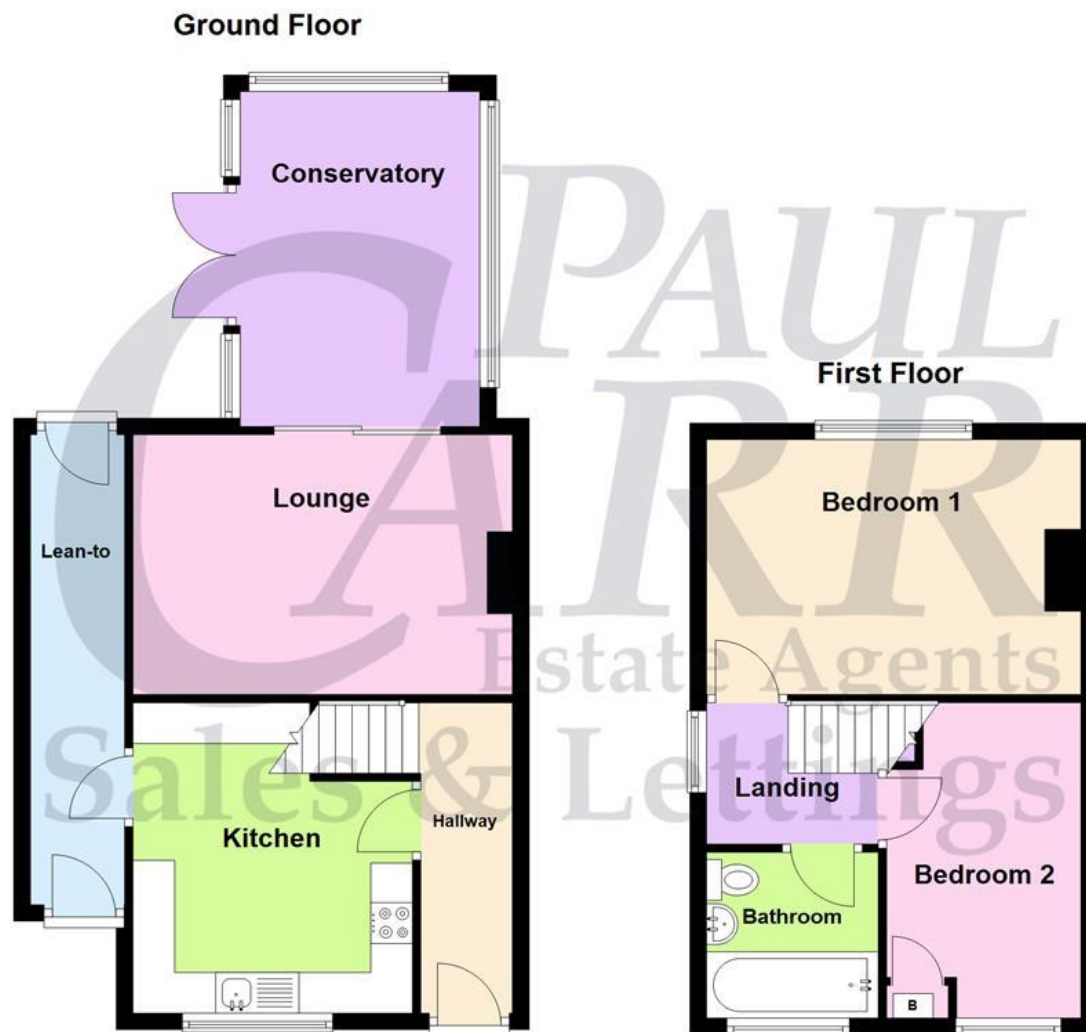
Services connected: Gas Electric Water Drainage

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 | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 35 F | |
| 1-20 | G | | |

Map Location

