

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- \* DETACHED FAMILY HOME
- \* THREE BEDROOMS
- \* LARGE THROUGH LOUNGE/DINING ROOM
- \* FITTED KITCHEN
- \* MODERN SHOWER ROOM
- \* OFF ROAD PARKING & REAR GARAGE
- \* PRIME LOCATION
- \* NO UPWARD CHAIN



**Langford Avenue, Great Barr B43 5NH - Offers in the region of £225,000**

Acres are delighted to offer for sale this lovely detached property located in a prime position with potential to extend (Subject to planning permission). Benefiting from double glazing and gas central heating (both where specified). The interiors offer enclosed porch, entrance hall, large through lounge/dining room and fitted kitchen. To the first floor are two generous double bedrooms with fitted wardrobes and a great sized third bedroom along with modern shower room. Outside is a fore driveway offering off road parking, to the rear is a low maintenance garden with patio to fore leading to lawn to far rear offers a single garage with communal access. Viewing is essential to appreciate this lovely property and the size it has to offer along with the potential!

**PORCH: 9'6 x 1'4:** Double glazed windows and door to front with door into;

**HALLWAY: 12'9 / 6'8max x 5'2min:** Storage cupboard, radiator and stairs to first floor with door into;

**THROUGH LOUNGE/DINING ROOM: 26'6max x 24'2min / 11'6max x 10'9min:** A spacious through lounge with coving to ceiling, radiator, double glazed window to front, wall and ceiling lights and double glazed doors out to garden.

**KITCHEN: 11'1 x 6'8:** Drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, oven with electric hob and extractor hood over, space and plumbing for washing machine and fridge, tiling to floor and walls and double glazed door out to garden.

**LANDING: 7'2 x 3'5:** Double glazed window to side and doors into;

**BEDROOM ONE: 11'9max x 9'8min (wardrobe)/ 11'5:** A great size double bedroom with built in wardrobe system, radiator and double glazed window to front.

**BEDROOM TWO: 12'4 / 11'8max x 9'9(wardrobe):** A further good size double bedroom with built in wardrobe system, radiator and double glazed window to rear.

**BEDROOM THREE: 7'11 x 6'6:** A great sized third bedroom, double glazed window to front and radiator.

**SHOWER ROOM: 8'2 x 6'6:** Modern re-fitted shower room to include shower cubicle, wash hand basin, close couple W.C., tiling to walls and double glazed opaque window to rear.

**REAR GARDEN:** Paved patio area to fore with steps leading to lawn with fencing to borders and to far rear access into;

**REAR GARAGE: 19'6 x 8'4:** Up & Over garage door and ceiling light point. *(please check the suitability of this garage for your own vehicle)*

**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:** D.

**VIEWING:** Recommended via Acres on 0121 358 6222.

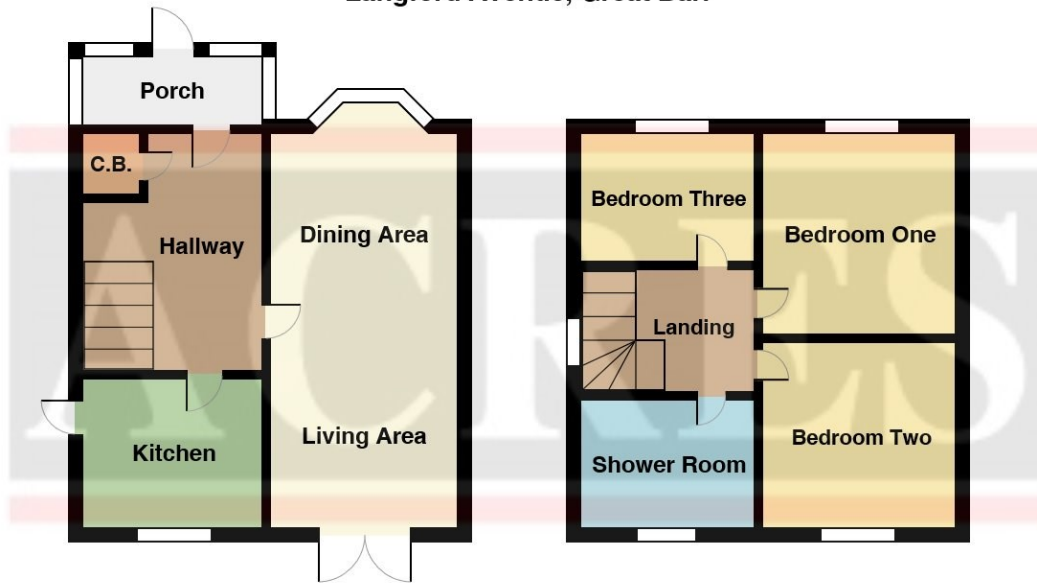


FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



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.

### Langford Avenue, Great Barr



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		