



Connells

Lingfield Avenue
BIRMINGHAM



Property Description

A Deceptively Spacious, Well Maintained Three Bedroom Family Home which has thoughtfully been Extended to create Extra Living Space to The Rear. In brief we have Drive, Downstairs Cloakroom and Ground Floor Bathroom. A Low Maintenance Rear Garden. The property is located in a sought after Residential Area close to Local Schools, Shopping Amenities and the M5 / M6 Motorway Links for those commuting

Hall

Extended Lounge Diner

19' 7" x 14' 3" (5.97m x 4.34m)

Kitchen

12' x 10' 1" (3.66m x 3.07m)

Ground Floor Cloakroom

Ground Floor Bathroom

9' 9" x 5' 2" (2.97m x 1.57m)

Bedroom One

14' 3" x 10' (4.34m x 3.05m)

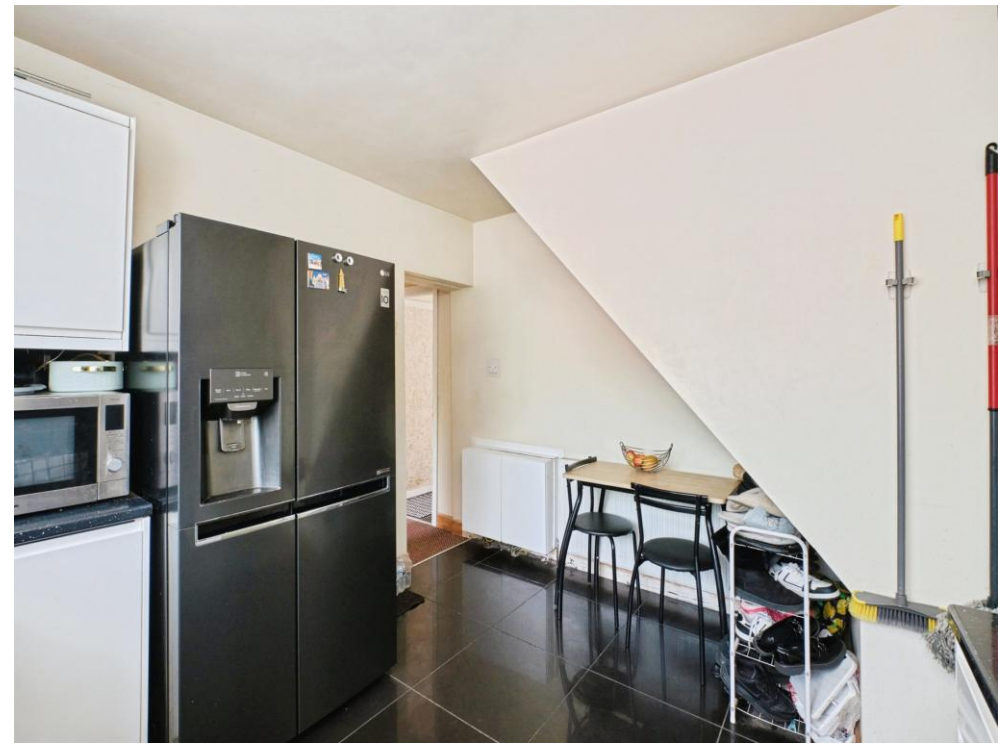
Bedroom Two

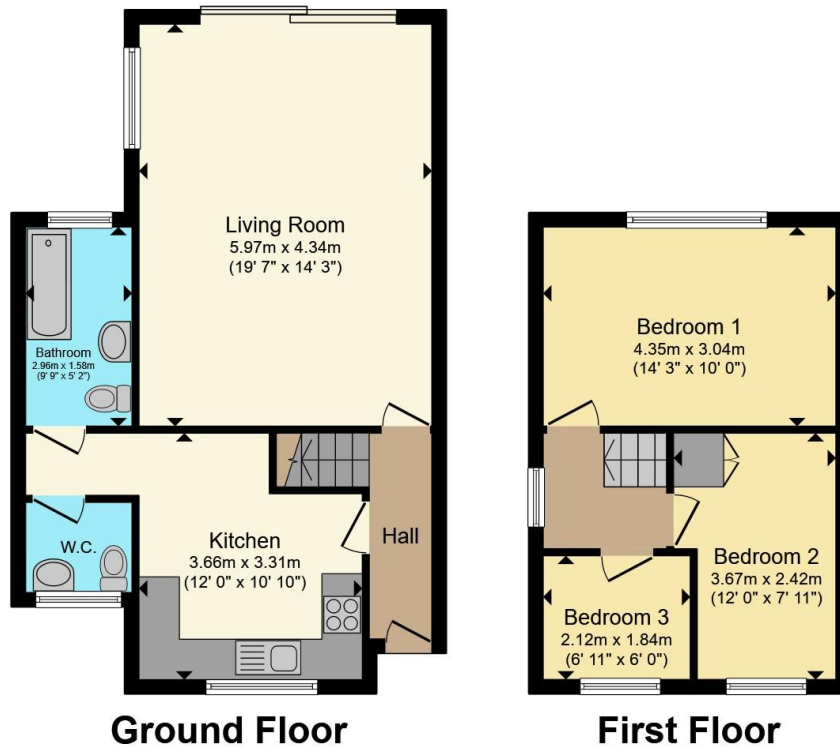
12' x 7' 11" (3.66m x 2.41m)

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)







Total floor area 79.9 m² (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/GBR312983

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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