

Connells

Linden Avenue
Birmingham

Linden Avenue
Birmingham B43 5JU

for sale offers over
£260,000







Property Description

A fantastic opportunity to acquire this spacious and significantly extended family home, occupying a pleasant cul-de-sac position with private walkway access in the popular Great Barr area.

Much improved by the current owners, the property offers generous and versatile living accommodation and is ideally positioned just off Green Lane, providing convenient access to local amenities, schools, Scott Arms Shopping Centre and motorway links.

The ground floor comprises a welcoming entrance hallway with guest WC, a separate dining room currently utilised as an additional bedroom, an extended modern lounge opening into an impressive contemporary orangery, and a spacious extended kitchen.

To the first floor are three bedrooms together with a modern family bathroom.

Outside, the property enjoys a private rear garden with gated access directly to the canal, providing an attractive feature rarely found in similar homes. To the front is a well-maintained lawned garden, while a garage situated within a separate block provides additional storage or parking.

With its extended accommodation, versatile layout and desirable location, this property would make an excellent family home and internal viewing is highly recommended to fully appreciate the space on offer.

Early viewing is advised.

Reception
11' 7" x 11' 5" (3.53m x 3.48m)

Lounge
19' 6" x 11' 8" (5.94m x 3.56m)

Orengary
11' 7" x 8' 9" (3.53m x 2.67m)

Kitchen
14' 10" x 7' 7" (4.52m x 2.31m)

Ground Floor Wc

Bedroom One
12' 2" x 11' 8" (3.71m x 3.56m)

Bedroom Two
11' 7" x 11' 6" (3.53m x 3.51m)

Bedroom Three
7' 3" x 6' 3" (2.21m x 1.91m)

Family Bathroom
7' 7" x 6' 6" (2.31m x 1.98m)







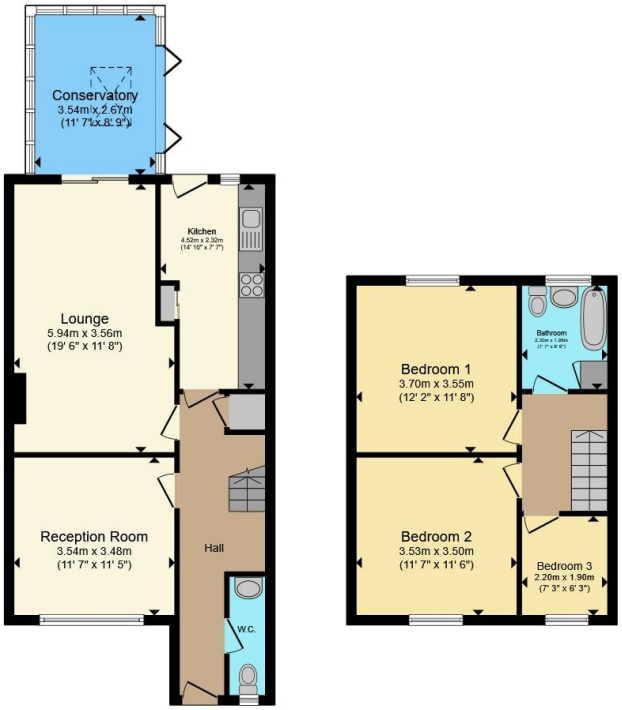

Good Food
Good Friends
Good Times











Ground Floor **First Floor**

Total floor area 97.4 m² (1,048 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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