



- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- EXTENDED OPEN PLAN KITCHEN / DINER
- MODERN FAMILY BATHROOM
- LARGE REAR GARDEN
- GARAGE TO REAR
- HIGH SPEC THROUGHOUT
- PRIME LOCATION
- IDEAL FIRST TIME BUY



**CARDINGTON AVENUE, GREAT BARR, B42 2PA - OFFERS IN THE REGION OF
£250,000**

This is a beautifully presented extended semi detached property located on this excellent residential road located in close proximity to local schooling, public transport and The Scott Arms. Benefiting from double glazing and gas central heating (both where specified). The interiors include; large enclosed porch leading into spacious entrance hall, light and airy living room to front and extended open plan fitted kitchen / diner to rear with double doors onto patio / garden! To the first floor are three good sized bedrooms and a modern re-fitted family bathroom. Outside is a fore garden with potential to be turned into driveway allowing off road parking to front. To the rear is an beautiful well manicured garden with patio to fore lawn and garage to far rear accessed via communal rear access allowing off road parking. This is a lovely family home that needs to be viewed internally to appreciate size and location! HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!

Accessed via fore garden to front with lawn and pathway leading into;

ENCLOSED PORCH: A double glazed PVC door to front with double glazed windows either side along with further front door leading into;

HALLWAY: 5'2 max, 2'5 min x 10'4: A light and airy hallway with stairs to first floor, radiator, double glazed window and doors into;

LIVING ROOM: 9'9 max, 9'1 min X 16'4: A great size living area with fire surround and fire, radiator, double glazed bay window to front.

OPEN PLAN KITCHEN/DINER: 18'1 max, 15'7 min x 20'1 max, 17'6 min: A stunning open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and tumble dryer, space for dishwasher and fridge freezer, radiator and double glazed double doors to rear along with spacious dining area and office space!

LANDING: 2'8 x 6'4: Double glazed opaque window to side and doors into;

BEDROOM ONE: 9'4 max, 9'2 min x 12'2 max, 10'1 (wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM TWO: 9'4 x 12'1 max, 10'2 (wardrobe): A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM THREE: 5'9 x 6'6: A final spacious single bedroom with double glazed window to front and radiator.

BATHROOM: 5'7 x 5'9: A modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to fore and lawn with fencing to borders along with further decked patio area to far rear and access into garage. Allowing off road parking to rear and accessed via communal rear access.

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: C

VIEWING: Recommended via Acres on 0121 358 6222.



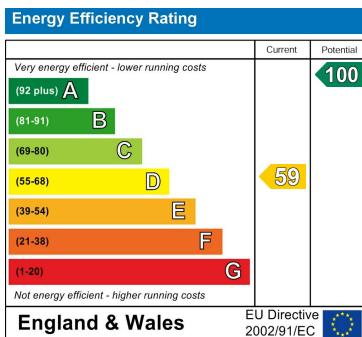
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41 Cardington Avenue, Birmingham, B42 2PA



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

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.