ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
0121 358 6222 greatbarr@acres.co.uk www.acres.co.uk



- GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- SPACIOUS LIVING / DINING ROOM
- FITTED KITCHEN
- FITTED FAMILY BATHROOM
- FANTASTIC COMMUNAL GARDENS
- QUITE CUL-DE-SAC LOCATION
- LONG LEASE REMAINING
- IDEAL INVESTMENT OR FIRST TIME BUY
- NO UPWARD CHAIN





LYNDON CLOSE, HANDSWORTH, B20 3NL - OFFERS AROUND £125,000

A fantastic opportunity to acquire this spacious and beautifully presented three-bedroom ground floor apartment, ideally situated in the heart of Handsworth Wood, with excellent access to local shops, public transport links and schooling nearby. The property boasts a welcoming, light and airy hallway leading into a generously sized open-plan living and dining room, enjoying delightful views across the well-maintained communal gardens. Further accommodation includes a fitted kitchen, a family bathroom and three impressive double bedrooms, offering an abundance of living space throughout. One of the standout features of this property is its direct access to the attractive communal gardens, providing a lovely outdoor space to enjoy. Further benefits include a long lease, low service charges and ground rent, making this an excellent and affordable opportunity for first-time buyers or investors alike. Early viewing is highly recommended to fully appreciate the space, setting and potential this fantastic apartment has to offer. HURRY BEFORE YOU'RE TOO LATE - NO UPWARD CHAIN!

Accessed via pathway leading into communal hallway with further door leading into;

HALLWAY: 7'9max 3'5min x 2'19: A light and airy entrance with radiator and doors into;

LIVING ROOM: 10'9 x 18'9 (bay): A great size living / dining space with radiator and double glazed bay window.

FITTED KITCHEN:9'5 x 5'4: Fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window, oven with extractor hood over, gas hob, tiling to splashback, space and plumbing for washing machine.

BEDROOM ONE: 9'9 x 15'4 (bay): A great size double bedroom with built in wardrobe system, double glazed window and radiator.

BEDROOM TWO: 11'6 x 12'1: A further good size double bedroom with built in wardrobe system, double glazed window to rear and radiator.

BEDROOM THREE: 10'9 x 9'9: A final third double bedroom with double glazed window and radiator.

BATHROOM: 5'9 x 5'6: A fitted suite with bath, shower over, wash hand basin set , close couple W.C, tiling to walls and tiling to floor.





















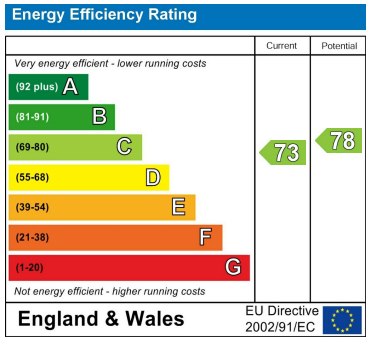
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

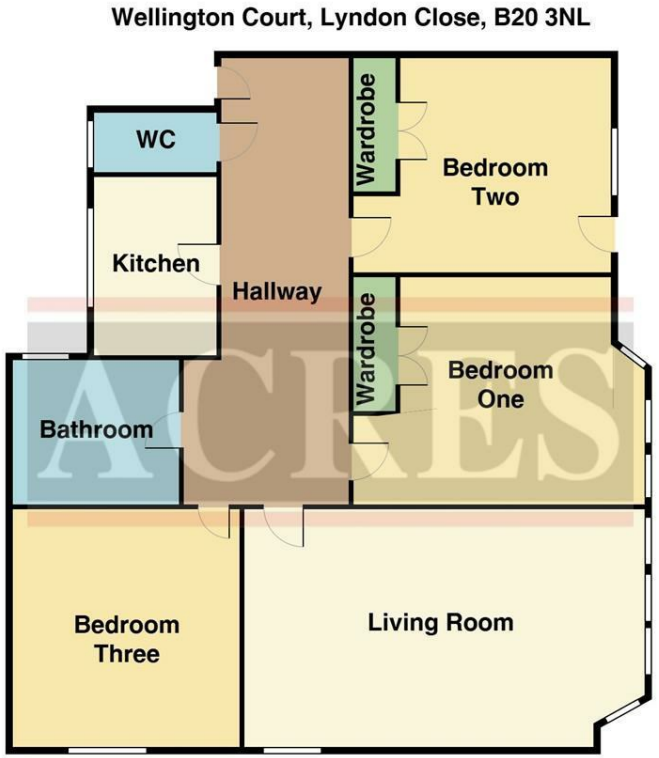
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : A COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 358 6222







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.