



Aviemore Crescent, Great Barr  
Birmingham, B43 7PY

Offers in the Region Of £260,000

# Great Barr

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We are delighted to offer for sale this extended family home with three bedrooms brought to the market in good condition and benefitting from no upward chain. Situated on the lovely quiet Aviemore Crescent on the highly popular Park Farm Estate in Great Barr in close proximity to schools for all age groups and all local amenities including Asda supermarket.

The property is approached via a paved driveway providing off road parking for multiple vehicles leading up to the front porch

Internally the full width hall offers a welcoming space with stairs off to the first floor accommodation and double doors leading into the lounge and all downstairs rooms.

The main reception room is a fantastic dual aspect living space with a front lounge opening into a dining area with rear aspect to the garden. Back out into the hallway which leads into the kitchen which benefits from a side extension, attractive hard wood flooring and a range of modern wall and base units with work surfaces incorporating a gas hob and oven, one and a half bowl sink with drainer, window overhead along with space for other appliances and door out to the garden.

Travelling upstairs the landing leads to two double bedrooms and a reasonable size third bedroom. The family shower room features a mainly tiled suite with quadrant shower enclosure, W.C, wash hand basin, heated towel rail and the airing cupboard housing the boiler.

Externally there is a lovely flat garden with a slabbed patio area and lawn with shrub borders and fencing to the perimeters.

Approached from the driveway is also a useful and versatile garage.

This spacious property will suit a range of buyers and will make a perfect family home an internal viewing is highly recommended.





## Property Specification

EXTENDED FAMILY HOME  
SEMI DETACHED  
THREE BEDROOMS  
GREAT SIZE KITCHEN  
DRIVEWAY AND GARAGE

**Porch**

**Hallway**  
12' 2" x 5' 11" (3.7m x 1.8m)

**Dual Aspect Lounge**  
26' 7" x 10' 2" (8.1m x 3.1m)

**Kitchen**  
11' 2" x 14' 5" (3.4m x 4.4m)

**Bedroom One**  
12' 2" x 10' 2" (3.7m x 3.1m)

**Bedroom Two**  
12' 10" x 10' 6" (3.9m x 3.2m)

**Bedroom Three**  
8' 6" x 8' 2" (2.6m x 2.5m)

**Bathroom**  
9' 2" x 5' 11" (2.8m x 1.8m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage


Council tax band: C

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			92
(69-80) <b>C</b>		99	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

## Map Location

