



Thornbridge Avenue, Great Barr
Birmingham, B42 2AQ

Offers Over £190,000

Great Barr

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Paul Carr Estate Agents are delighted to bring to market this three bedroom end terrace home located on the popular Beeches Estate within Great Barr.

The home is within walking distance of both primary and secondary schools.

Approached via a private driveway providing off road parking.

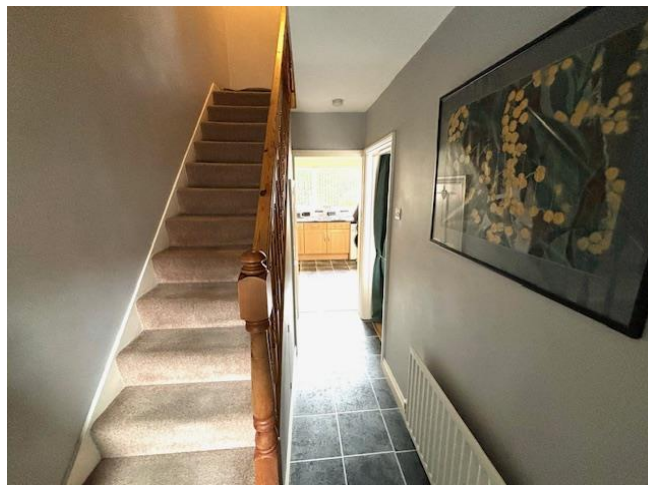
Upon entry you are welcomed into an entrance hallway which leads through to the downstairs reception rooms and has stairs off to the first floor. The lounge area offers a bay window, well presented decor and fireplace. The kitchen and dining room completes the downstairs accommodation and benefits from an attractive range of wall and base units with counter tops over, one and a half bowl stainless steel sink and drainer, double gas hob and oven and a patio door out to the garden. The ground floor also includes a convenient under stair store cupboard.

To the first floor, there are three bedrooms, two comfortable doubles and a smaller but reasonable size third bedroom with stair box.

The family bathroom offers a mostly tiled suite with a bathtub and shower over, wash hand basin and a low level W.C.

Externally, there is a spacious garden with a large slabbed patio, leading to a long lawn with fencing to the perimeters and mature shrubs and plants and a further patio area to the rear.

Suitable for a range of buyers we recommend a viewing at the earliest opportunity.



Property Specification

THREE BEDROOMS
END TERRACE
FRONT LOUNGE
KITCHEN & DINER
SPACIOUS DRIVEWAY

Hallway
12' 10" x 5' 7" (3.9m x 1.7m)

Lounge
14' 9" x 9' 10" (4.5m x 3m)

Kitchen
10' 6" x 15' 9" (3.2m x 4.8m)

Landing

Family Bathroom
7' 7" x 5' 11" (2.3m x 1.8m)

Bedroom One
12' 10" x 9' 6" (3.9m x 2.9m)

Bedroom Two
10' 6" x 9' 6" (3.2m x 2.9m)

Bedroom Three
10' 6" x 6' 7" (3.2m x 2m)



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: 7th June 2024

Viewer's Note:

Services connected: mains electricity, gas, water and drainage

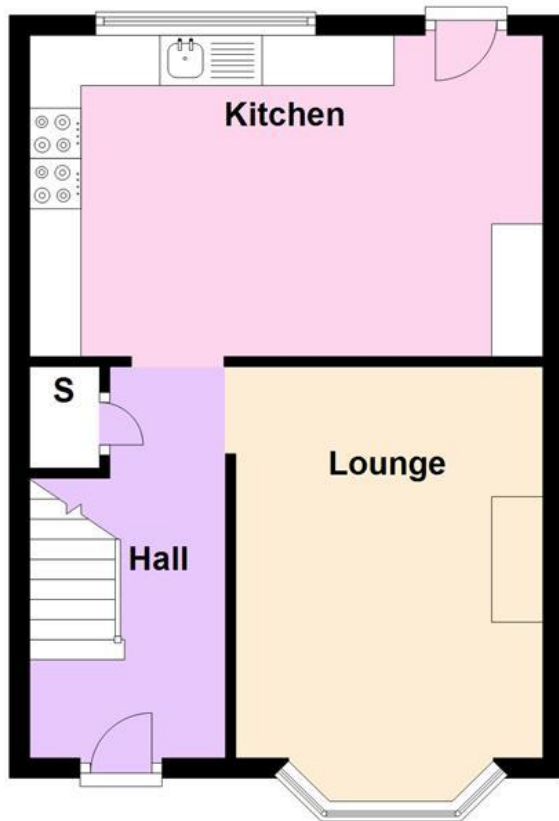
Council tax band: A

Tenure: Freehold

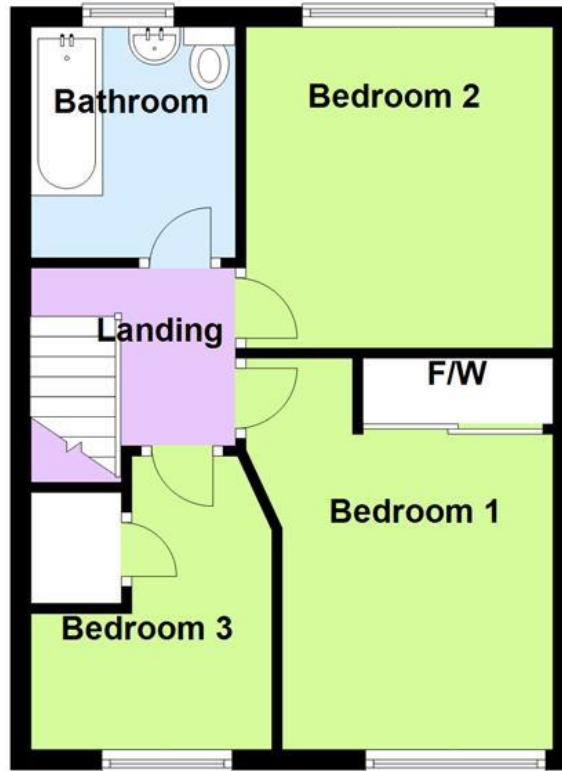
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		

Map Location

