



Thornbridge Avenue, Great Barr  
Birmingham, B42 2AQ

Offers Over £190,000



# Great Barr

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Thornbridge Avenue is a three bedroom mid terrace property located on the Beeches Estate within Great Barr with good proximity to local amenities and good schools.

Approached via a private block paved driveway, there is entry into an entrance hallway.

The ground floor consists of a good size living room with bay window, fireplace, easy to clean laminate and open access into a dining room with a large window overlooking the garden. The kitchen is directly off the dining room and consists of a range of wall and base cabinets with worktops over, hob and oven, one and a half bowl sink and side drainer and space for integrated appliances. From the kitchen is access into an extended sun room currently being used as a useful utility room with dual opening doors into the garden.

On the first floor, there are three bedrooms, two comfortable double and a smaller third bedroom. The family bathroom is a mainly tiled suite and comprises a bathtub with shower over, low level W.C and hand wash basin.

Externally the property offers a healthy size flat garden made up mostly of patio and turfed garden with fencing to the perimeters.

Viewing is highly recommended on this property that offers scope for a lovely family home or investment opportunity.





# Property Specification

THREE BEDROOM  
MID TERRACE  
TWO RECEPTION ROOMS  
EXTENDED SUN ROOM  
PRIVATE DRIVEWAY



## 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: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

