



Aviemore Crescent, Great Barr
Birmingham, B43 7QA

£280,000

Great Barr

£280,000



We are delighted to present this charming family home, newly available for sale, situated on the highly sought-after Park Farm Estate in Great Barr.

Boasting three generously sized bedrooms and immense potential for further extension, this property is perfect for buyers seeking a home with space and opportunity. It is ideally located close to excellent local amenities and highly regarded schools, including the prestigious Barr Beacon School. Occupying a quiet position at the top end of the estate, the property benefits from desirable rear views of school playing fields. Approached via a private driveway, the home welcomes you with a spacious porch leading into a warm and inviting hallway. The ground floor features a dual-aspect lounge and dining room, perfect for relaxing or entertaining. The fitted kitchen offers direct access to an extended utility area, which provides excellent potential to create a larger open-plan kitchen and dining space. An enclosed side passage with secure front and rear access adds convenience and practicality.

Upstairs, the landing leads to three well-proportioned bedrooms, including a third bedroom with an extension to the side of the house, providing extra space and versatility. The recently updated family shower room features a walk-in shower with stylish metro tiles, a W.C., a wash-hand basin with a storage cabinet, and durable laminate flooring.

The rear garden is designed for both relaxation and privacy, comprising two neatly maintained grass lawns, a slabbed pathway, a patio area, and mature hedges along the boundaries, enhancing seclusion from the rear fields.

Offered with the advantage of no upward chain, this home provides an excellent opportunity for buyers to modernise and personalise to their taste.

Early viewing is highly recommended—don't miss out on this fantastic opportunity!





Property Specification

EXTENDED SEMI DETACHED FAMILY HOME
THREE GENEROUS SIZE BEDROOMS
POPULAR PARK FARM ESTATE
PRIVATE DRIVEWAY & GARAGE
DUAL ASPECT LOUNGE

Porch 3' 7" x 6' 7" (1.1m x 2m)

Entrance Hall 12' 2" x 5' 11" (3.7m x 1.8m)

Dual Aspect Lounge 24' 11" x 10' 2" (7.6m x 3.1m)

Kitchen 11' 2" x 7' 3" (3.4m x 2.2m)

Dining Room 11' 6" x 7' 7" (3.5m x 2.3m)

Side Passage 21' 4" x 2' 9" (6.5m x 0.85m)

Bedroom One 13' 5" x 10' 6" (4.1m x 3.2m)

Bedroom Two 11' 6" x 10' 6" (3.5m x 3.2m)

Bedroom Three 8' 6" x 13' 9" (2.6m x 4.2m)

Family Shower Room 8' 2" x 5' 11" (2.5m 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



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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

