



Abbotsford Avenue, Great Barr  
Birmingham, B43 6HE

Offers in Excess of £300,000



# Great Barr

Offers in Excess of £300,000



Abbotsford Avenue is a four bedroom extended semi-detached property with excellent proximity to transport links, local schools and amenities.

Approached via a block paved driveway and foregarden. You are then welcomed by a porch that leads you into the lounge via a sliding door. The lounge offers a large window and brick-built fireplace. Through the lounge you are then presented by a good-sized kitchen which offers plenty of cupboard space and potential to add your own stamp. Further downstairs there is a large utility room with double doors leading to the garden. Finishing off downstairs is a garage with an electric shutter door to the front of the property.

Heading upstairs there is the master bedroom which has been added to the property over the garage with offers a dressing area and en-suite which is a blank canvass to decorate as you desire.

There is a further two double bedrooms providing built-in wardrobes and a small fourth bedroom which would be a perfect space for an office or nursery. The family shower room offers a corner shower, W.C and hand wash basin.

Externally, there is a private garden with a patio area then is mostly lawned and a shed perfect for your gardening tools,

The property also benefits from full central heating  
Viewing is highly recommended at your earliest convenience.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team







## Property Specification

FOUR BEDROOMS  
UTILITY ROOM  
EN-SUITE & DRESSING AREA  
FAMILY SHOWER ROOM  
GARAGE

### Porch

Lounge 17' 1" x 12' 6" (5.20m x 3.81m)

Kitchen 17' 0" x 10' 5" (5.18m x 3.17m)

Garage 18' 2" x 9' 3" (5.53m x 2.82m)

Utility 15' 8" x 9' 3" (4.77m x 2.82m)

Bedroom 1 14' 2" x 8' 11" (4.31m x 2.72m)

Dressing Area 8' 11" x 7' 11" (2.72m x 2.41m)

En-suite 9' 3" x 3' 5" (2.82m x 1.04m)

Bedroom 2 13' 3" x 10' 6" (4.04m x 3.20m)

Bedroom 3 10' 6" x 9' 11" (3.20m x 3.02m)

Bedroom 4 6' 1" x 6' 0" (1.85m x 1.83m)

Shower Room 6' 0" x 5' 9" (1.83m x 1.75m)

### 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:

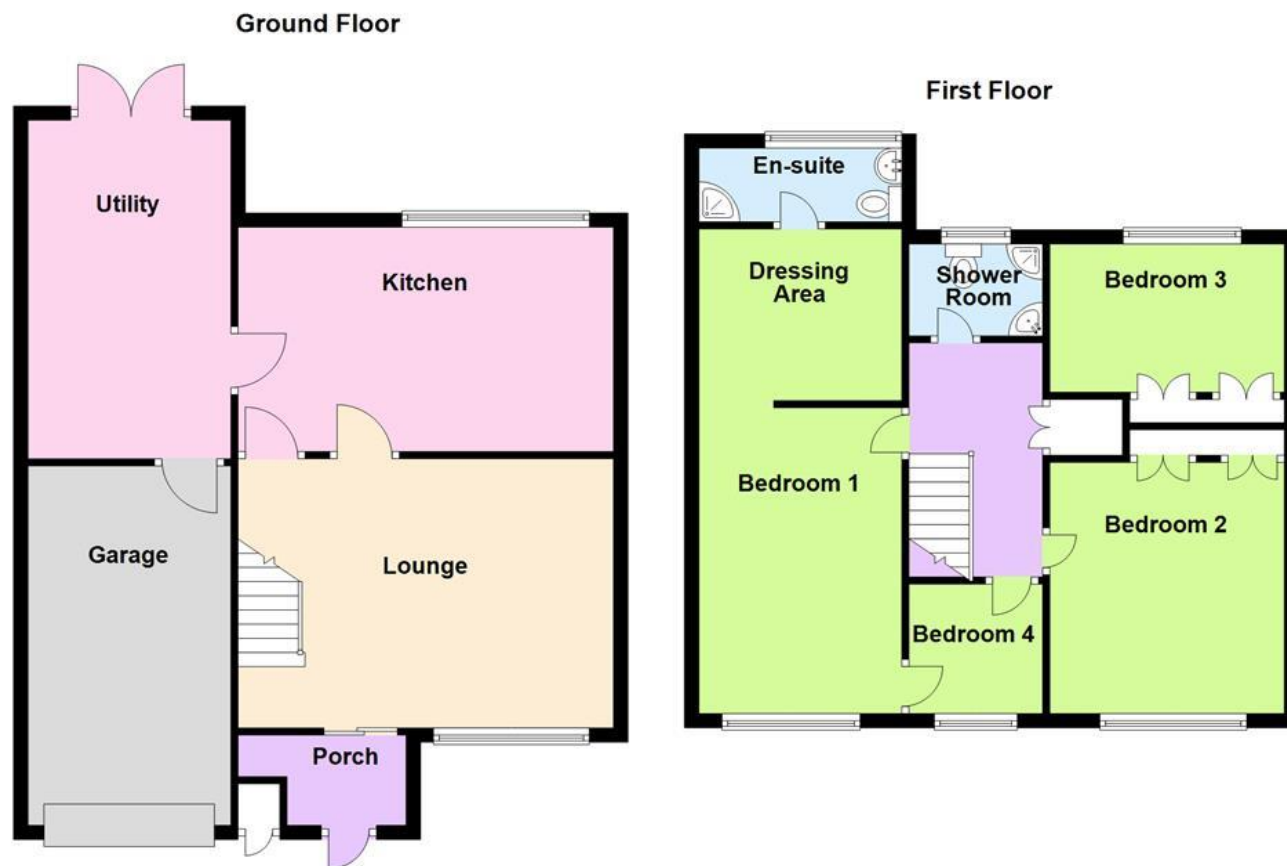
Services connected: mains electricity, gas, water and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

