



Moreton Avenue, Great Barr
Birmingham, B43 7QR

Offers in Excess of £270,000

Great Barr

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Paul Carr Estate Agents are pleased to showcase this well-presented three bedroom detached home situated in a sought-after residential area of Great Barr.

Offering spacious accommodation and a well-kept interior throughout, this property is ideal for families or those seeking a comfortable home with excellent living space.

Upon arrival, the property benefits from a paved driveway providing off-road parking.

A secure porch leads into the welcoming through lounge, which boasts a generous living area with a dining space and a charming gas fireplace, perfect for cosy evenings. The kitchen features wooden cabinetry and ample storage, leading to a conservatory seating area that overlooks the garden. A built-over side passage provides convenient access to a downstairs W.C and leads directly into the integral garage, offering additional storage or parking options.

Upstairs, the property offers two well-maintained double bedrooms, both of excellent size, along with a third single bedroom that benefits from built-in storage. The spacious family bathroom features both a separate shower and a bathtub, with an additional separate WC for added convenience.

Externally, the rear garden is neatly kept, with a tiered lawn, paved seating areas, and a garden shed, making it a perfect outdoor space for relaxation and entertaining.

Located within close proximity to local schools, transport links, and amenities, this property is an excellent opportunity for those looking for a well-kept and spacious family home in a desirable area.

Viewing highly recommended for what this detached home has to offer.





Property Specification

DETACHED
WELL KEPT REAR GARDEN
WELL PRESENTED THROUGHOUT
GUEST W.C
OFF ROAD PARKING

Porch 3' 9" x 12' 8" (1.15m x 3.87m)

Lounge 22' 9" x 12' 9" (6.93m x 3.88m)

Kitchen 11' 10" x 6' 11" (3.61m x 2.10m)

Conservatory 6' 7" x 19' 8" (2m x 6m)

W.C 5' 1" x 4' 0" (1.54m x 1.22m)

Garage 14' 5" x 7' 0" (4.39m x 2.14m)

Passage 28' 3" x 4' 9" (8.62m x 1.44m)

Bedroom 1 10' 6" x 12' 8" (3.19m x 3.87m)

Bedroom 2 12' 8" x 9' 6" (3.86m x 2.89m)

Bedroom 3 9' 9" x 6' 11" (2.97m x 2.11m)

WC 4' 11" x 2' 7" (1.50m x 0.80m)

Bathroom 7' 10" x 6' 10" (2.39m x 2.09m)

Agent's Note:

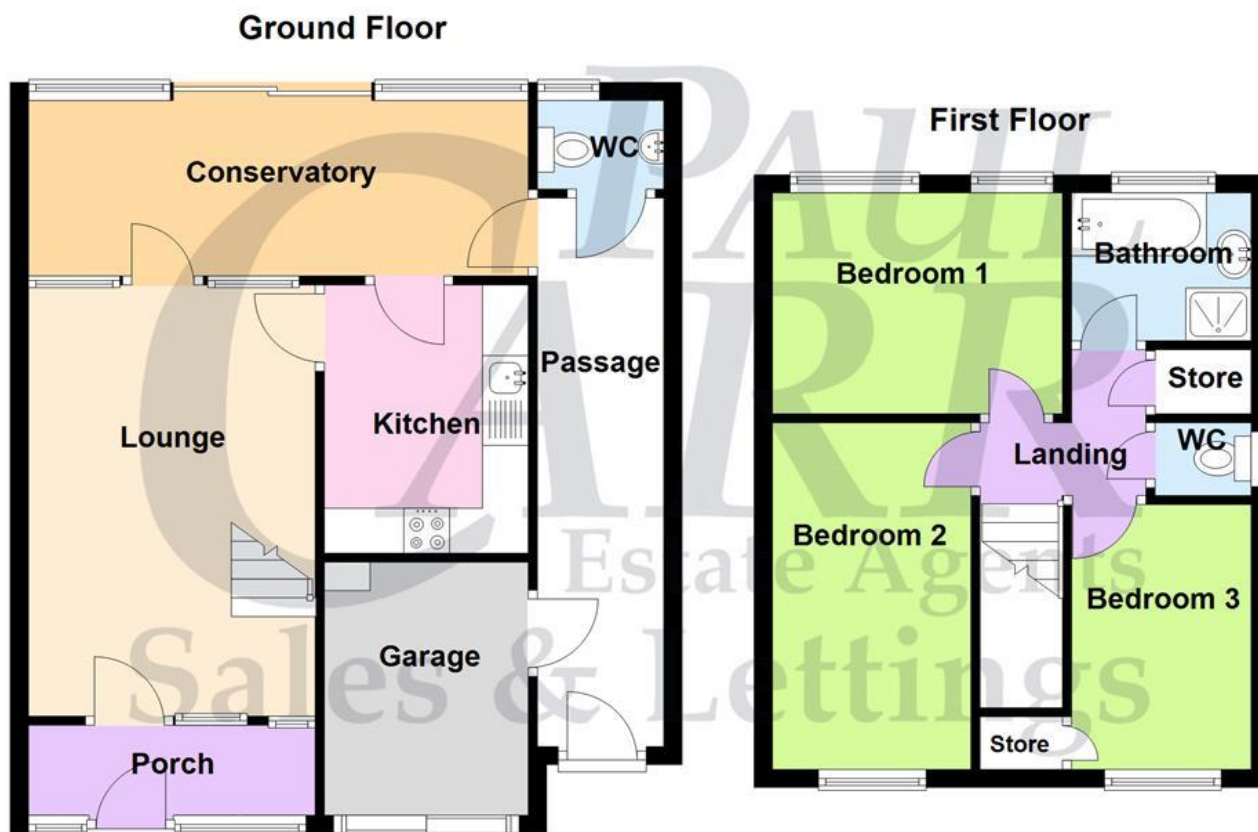
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

