



Garnet Avenue, Great Barr  
Birmingham, B43 7RJ

**Offers in Excess of £300,000**

***We are delighted to present this beautifully presented detached residence, situated in a quiet cul-de-sac on the sought-after Park Farm estate in Great Barr. Ideally located within easy reach of local amenities, the M6 motorway network, and well regarded schools such as Barr Beacon.***

As you approach, a spacious, long block-paved driveway welcomes you, leading to a porch—perfect for additional storage and providing a secure front entry.

Stepping inside, the hallway leads to the main living room, a well-proportioned space with modern décor. Flowing seamlessly from here, the extended dining room offers an abundance of natural light through dual windows and provides direct access to the rear garden. The kitchen wraps around from the dining room and has been partially extended into the garage, maximizing space. It features a range of modern wall and base units, stylish tiled splashbacks, ample worktop space, and room for appliances. A side door leads to a sheltered passageway, allowing convenient front and rear access.

Upstairs, the landing leads to three well-sized bedrooms: two spacious doubles (front and rear-facing) and a third bedroom that, while slightly smaller, remains of good proportions. The landing also benefits from an airing cupboard and a separate W.C. Completing the upstairs is a modern tiled bathroom, featuring contemporary fixtures and fittings, including a P-shaped bath with a shower over.

Externally, the property boasts a storage garage and a well-maintained rear garden, complete with a paved patio area, a retaining wall, a small rockery section, and a lawn bordered by sleepers and mature shrubs.

This spacious and desirable home would make a perfect family purchase—book your viewing to

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity, gas, water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via [Greatbarr@paulcarrestateagents.co.uk](mailto:Greatbarr@paulcarrestateagents.co.uk)





**Porch**  
4' 7" x 12' 6" (1.4m x 3.8m)

**Entrance Hall** 6' 7" x 12' 10" (2m x 3.9m)

**Lounge**  
17' 5" x 12' 6" (5.3m x 3.8m)

**Extended Dining Room**  
7' 3" x 19' 0" (2.2m x 5.8m)

**Kitchen**  
19' 0" x 6' 7" (5.8m x 2m)

**Bedroom One**  
10' 6" x 12' 10" (3.2m x 3.9m)

**Bedroom Two**  
12' 10" x 9' 2" (3.9m x 2.8m)

**Bedroom Three**  
9' 6" x 6' 11" (2.9m x 2.1m)

**Separate W.C**

**Bathroom**  
7' 10" x 6' 7" (2.4m x 2m)

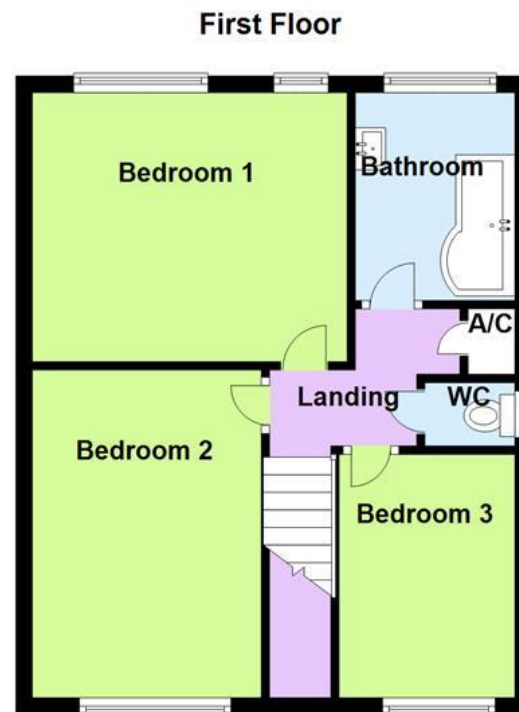
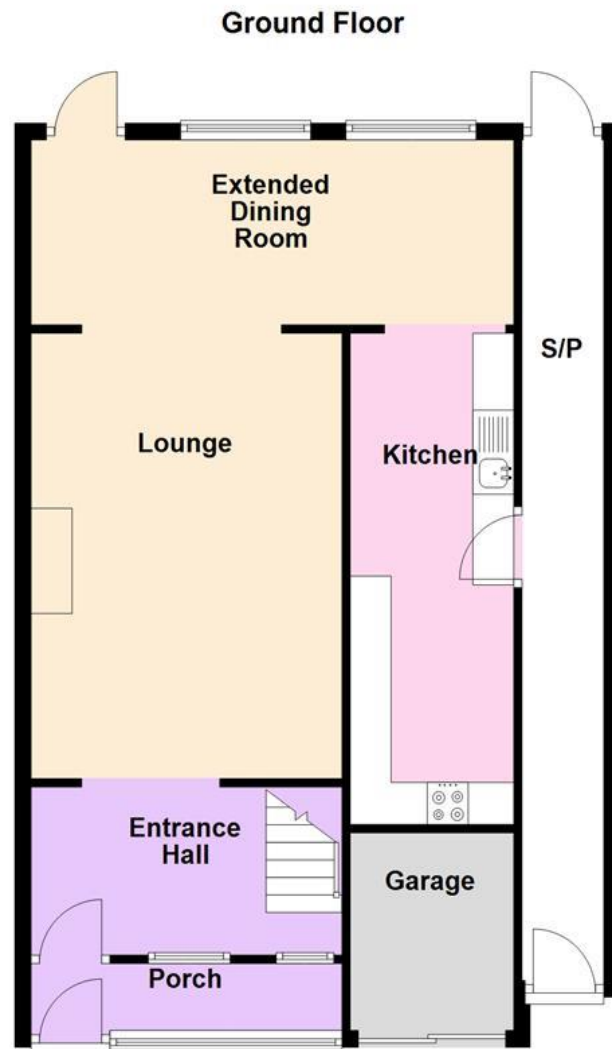






# Floor Plan

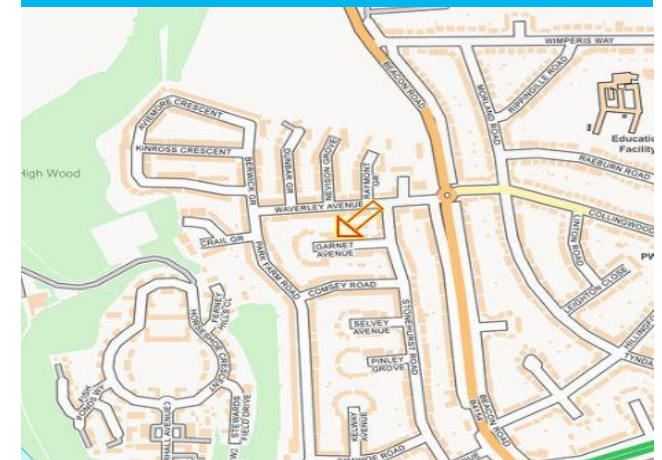
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Map Location











### ***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: