



Thornbridge Avenue, Great Barr
Birmingham, B42 2PS

Auction Guide Price £325,000

A Unique & Versatile Home – 27 & 29 Thornbridge Avenue, Great Barr

A rare opportunity to acquire this distinctive and spacious property, perfect for extended families or investment buyers seeking two homes for the price of one.

This unique residence, set in the heart of the highly sought after Beeches Estate, offers easy access to excellent schools, local amenities, and transport links. Upon arrival, a wide and private driveway provides ample off-road parking, leading to a secure porch with cloak storage and a side passage to the rear garden. Inside, the home boasts a welcoming front lounge, while the heart of the property is the generously extended kitchen and dining area. Skylights flood the space with natural light, complementing the charming mix of wall and base cabinets, wood accents, and rustic tiling. From here, there is access to a bright sunroom with garden views, as well as a second spacious lounge, creating an ideal layout for multi-generational living. A secondary staircase from this area leads to the upper floor.

Upstairs, the home offers excellent accommodation, featuring two large bedrooms with walk-in closets, two additional well-proportioned bedrooms, and two modern shower rooms. A staircase leads to a boarded loft with Velux windows, offering fantastic potential for further use.

Externally, the rear garden is designed for practicality and enjoyment, featuring a covered patio, a guest W.C, and steps leading to a mature garden with a large storage facility at the rear.

This individual home is truly one that needs to be seen to be fully appreciated. Don't miss this golden opportunity—schedule your viewing today!

This Property is Being sold by Paul Carr **Modern Auction.**

Modern Auction 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

Tenure: Ask Agent

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City 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



Porch

Front Lounge 13' 9" x 10' 10" (4.2m x 3.3m)

Dining Room 9' 10" x 13' 9" (3m x 4.2m)

Kitchen 9' 6" x 11' 6" (2.9m x 3.5m)

Sun Room 7' 10" x 14' 9" (2.4m x 4.5m)

Lounge Two 23' 11" x 13' 9" (7.3m x 4.2m)

Shower Room 7' 7" x 5' 11" (2.3m x 1.8m)

Bedroom One 13' 9" x 11' 6" (4.2m x 3.5m)

Walk-in Closet 7' 10" x 4' 3" (2.4m x 1.3m)

Bedroom Three 10' 10" x 9' 10" (3.3m x 3m)

Bedroom Four 10' 10" x 7' 10" (3.3m x 2.4m)

Loft 11' 6" x 11' 10" (3.5m x 3.6m)

Guest W.C

Shower Room Two 7' 7" x 5' 7" (2.3m x 1.7m)

Master bedroom 12' 10" x 14' 1" (3.9m x 4.3m)

Walk in Closet 3' 7" x 6' 7" (1.1m x 2m)





Floor Plan

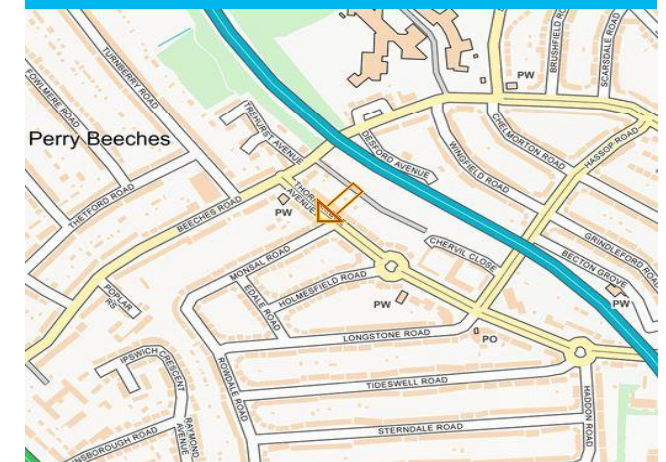
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	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: