



Appleton Avenue, Great Barr
Birmingham, B43 5QE

Offers Over £260,000

Great Barr

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Appleton Avenue is a beautifully presented three-bedroom semi-detached family home, perfectly positioned in a highly sought-after location with excellent local schools on the doorstep, a wide range of shopping and amenities nearby, and convenient access to the M6 motorway network.

The property is set behind a recently installed block-paved driveway, providing multiple off-road parking spaces, and leads directly to the front entrance.

Upon entering, the hallway gives access to the first-floor accommodation along with doors into the front living room and kitchen.

The bright front reception room, featuring a bay window to the front aspect, flows seamlessly through open access into the recently refurbished open-plan kitchen and dining room. This stylish space boasts a modern range of wall and base cabinets, attractive splashbacks, contemporary fixtures and fittings, high-gloss tiled flooring, a vertical radiator, and ample dining space—perfect for family living and entertaining.

The enclosed side passage provides a handy cloak and utility area with access to a downstairs W.C.

On the first floor, there are three bedrooms—two doubles and a single—together with a generous bathroom fitted with a bathtub with shower over, wash hand basin, and low-level W.C.

Externally, the rear garden offers a pleasant aspect with school fields behind, a lawn with shrubs and fencing to perimeters and a rear garage with access from behind the property.





Property Specification

REFURBISHED FAMILY HOME
THREE BEDROOM SEMI DETACHED
LOVELY MODERN OPEN PLAN KITCHEN
FRONT LOUNGE
SPACIOUS BLOCK PAVED DRIVEWAY

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

Cloak / Utility 13' 9" x 2' 11" (4.2m x 0.9m)

Guest W.C 5' 3" x 2' 11" (1.6m x 0.9m)

Living Room 12' 6" x 10' 2" (3.8m x 3.1m)

Kitchen & Dining Room
13' 9" x 16' 9" (4.2m x 5.1m)

Landing 7' 7" x 6' 7" (2.3m x 2m)

Bedroom One 12' 6" x 10' 6" (3.8m x 3.2m)

Bedroom Two 12' 6" x 10' 6" (3.8m x 3.2m)

Bedroom Three 7' 10" x 5' 11" (2.4m x 1.8m)

Family Bathroom 9' 2" x 5' 11" (2.8m x 1.8m)

Agent's Note:

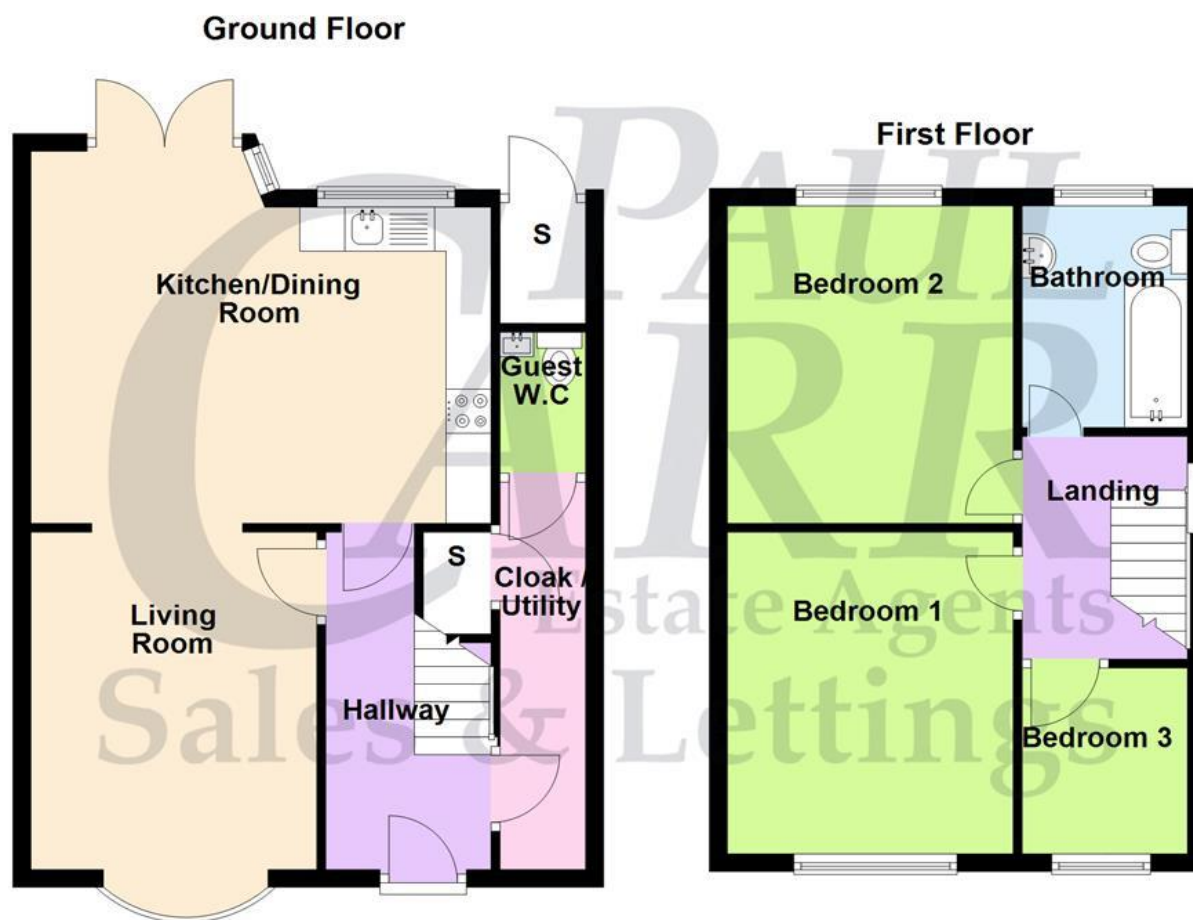
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 26th September 2025

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		50 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Map Location

