



46 Abbotsford Avenue,
Offers In Region Of £300,000

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Some homes just have that special feeling, and 46 Abbotsford Avenue is one of them. Lived in and loved by the same family for over 30 years, this three-bedroom semi-detached home has been extended, improved, and maintained with care—now, it's time for someone else to enjoy everything it has to offer.

Stepping inside, you'll instantly appreciate the bright and welcoming feel, thanks to recent re-skimmed walls and fresh decor throughout. The spacious lounge offers the perfect spot to unwind, with a separate dining room ideal for hosting family meals, celebrations, or even a quiet cuppa with a view of the garden.

The kitchen is well-sized and practical, offering plenty of workspace and storage. While you may wish to put your own stamp on things in time, everything is well-kept and ready to go. Need storage? The boiler was cleverly relocated to the loft around seven years ago, freeing up even more space downstairs.

Upstairs, you'll find three well-proportioned bedrooms, all fresh, bright, and move-in ready. The family bathroom is modern, with everything you need, and like the rest of the house, has been well looked after over the years.

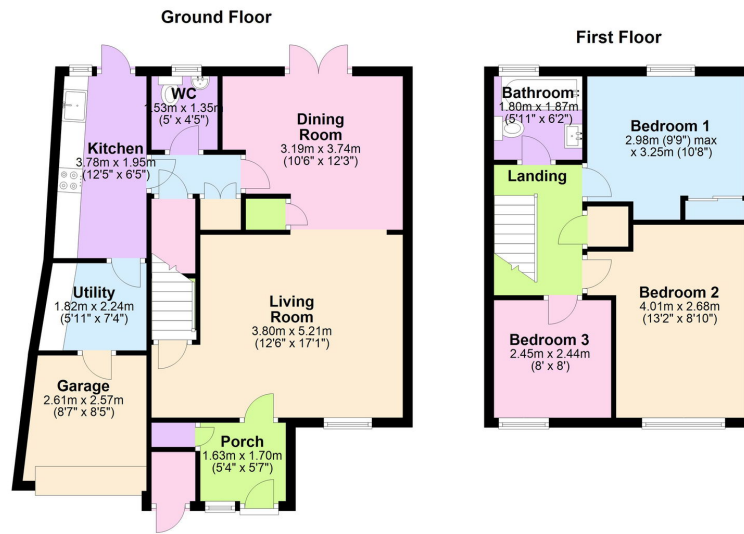
Outside, this home keeps on giving. The block-paved driveway has plenty of space for multiple cars, and there's a garage too. Out back, the tiered rear garden is low-maintenance and soaks up the sun, making it perfect for relaxing or entertaining.

Location-wise, you couldn't ask for much more. Great Barr is a fantastic place to call home, with excellent transport links into Birmingham, Walsall, West Bromwich, and Sutton Coldfield. Red House Park and Holly Wood Nature Reserve are nearby for those Sunday strolls, and great schools, shops, and amenities are all within easy reach.

Add in the CCTV and alarm system, the triple-glazed windows at the front, and the new roof (circa 8 years ago), and you've got a home that's been built to last and looked after with real care.

So, if you're looking for a well-maintained, move-in ready home with





This floor plan is for illustrative purposes only and may not be to scale. While every effort has been made to ensure accuracy, measurements are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

- Lovingly Maintained for Over 30 Years
- Triple-Glazed Front Windows & Double-Glazed Rear
- Modern Boiler in Loft (Installed 7 Years Ago)
- Low-Maintenance Tiered Rear Garden
- Prime Great Barr Location
- Extended Three-Bedroom Semi
- New Roof (Circa 8 Years Ago)
- Spacious Block-Paved Driveway & Garage
- CCTV & Alarm System
- Move-In Ready with No



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