



Abbotsford Avenue, Great Barr  
Birmingham, B43 6HB

Offers in the Region Of £320,000

# Great Barr

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Welcome to Abbotsford Avenue, Whitecrest Estate, Great Barr - a rare opportunity to secure a detached bungalow sitting proudly on an impressive 0.12 acres of land, offering outstanding extension potential (STPP) and available chain free. Positioned within one of Great Barr's most desirable pockets, this home combines space, privacy and future scope in equal measure.

Accessed via an extensive car port with exceptional length - ideal for multiple vehicles and covered access in all seasons - you're welcomed into a spacious hallway complete with practical storage, ample room for coats and shoes, and a useful airing cupboard providing ideal linen storage.

Internally, the bungalow offers two generous double bedrooms, perfectly proportioned for comfortable living. The lounge is cosy and inviting, centred around a charming fireplace that creates a true focal point. Sliding patio doors draw you through to a full-length conservatory, flooded with natural light and offering superb additional living space - whether as a second sitting room, dining area or garden-facing retreat. The family bathroom has been finished in a modern, clean style, creating a fresh and contemporary feel. The kitchen provides plentiful culinary workspace with wooden cabinetry units and convenient access to the side car port, making unloading shopping effortless. The adjoining garage presents excellent versatility - ideal for substantial storage or prime for conversion into further accommodation, subject to the relevant permissions.

Further benefits include a recently installed central heating boiler, providing efficiency and peace of mind for the next owner. Externally is where this property truly excels. The substantial rear garden delivers both patio and lawned areas, offering privacy, seclusion and significant scope for expansion. With a plot of this size, the extension possibilities are genuinely exciting. Location is everything - and this one delivers.

Situated on Abbotsford Avenue within the ever-popular Whitecrest Estate, the property is positioned near the highly regarded Whitecrest Primary School, with excellent motorway links nearby and beautiful nature walks within easy reach. A well-connected yet peaceful setting makes this ideal for downsizers, families or buyers looking to unlock future potential.

**Detached. Prime plot. Chain free. Extension opportunity.** Properties of this calibre and position rarely remain available for long.



## Property Specification

DETACHED BUNGALOW  
CHAIN FREE  
PRIME LOCATION  
EXTENSION POTENTIAL  
CAR PORT



Car Port 15.87m (52'1") x 3.27m (10'9")

Garage 5.66m (18'7") x 2.82m (9'3")

Bedroom 1 4.08m (13'5") x 2.00m (6'7")

Bedroom 2 3.26m (10'8") x 2.46m (8'1")

Living Room 5.01m (16'5") x 3.38m (11'1")

Bathroom 1.92m (6'4") x 1.87m (6'2")

Kitchen 3.50m (11'6") x 2.64m (8'8")

Conservatory 6.50m (21'4") x 3.58m (11'9")

### 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: mains electricity, gas, water and drainage  
Council tax band: D  
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		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

