



Thornbridge Avenue, Great Barr  
Birmingham, B42 2AF

**SECURE SALE**

**£180,000**

# Great Barr

£180,000



*Available for sale with no upward chain, this well-proportioned three bedroom mid-terrace home presents an excellent opportunity for both first time buyers and investors alike.*

*Ideally situated on Thornbridge Avenue within the ever-popular Beeches Estate in Great Barr, the property benefits from convenient access to local schools for all age groups, nearby shopping amenities within walking distance, and excellent transport links via the M6 motorway network.*

The property is approached via a frontage incorporating a lawn and paved pathway leading to the entrance.

Upon entry, the welcoming hallway provides access to the first floor and leads through to the front lounge. The lounge is a comfortable living space featuring a bay window, chimney breast, and fitted carpets, with open access through to the kitchen diner—creating a sociable layout ideal for modern living. To the rear, the full-width kitchen diner has been partially extended to enhance the dining area, offering ample space for a table and chairs. The kitchen itself is fitted with a range of wall and base units, work surfaces incorporating a breakfast bar, an electric hob and oven, space for appliances, and a wall-mounted boiler.

Upstairs, the landing gives access to three bedrooms, comprising two generously sized double rooms and a versatile third bedroom, ideal as a child's room, home office or dressing room. The family bathroom is fitted with a panelled bath, wash hand basin, W.C., heated towel rail, and includes a useful airing cupboard.

Externally, the property boasts a generously sized rear garden, mainly laid to lawn with fenced boundaries and mature fern trees to the rear, providing a good degree of privacy.

Early viewing is highly recommended to fully appreciate the potential this home has to offer.

## This Property is Being sold by Paul Carr Secure Sale.

Secure Sale 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 £6,995 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 contact the team





## Property Specification

BEING SOLD BY PAUL CARR SECURE SALE  
(BUY IT NOW Option Available) - Reservation Fee Applies  
POPULAR BEECHES ESTATE LOCATION IN GREAT BARR  
THREE BEDROOM END TERRACE HOME  
TWO DOUBLE BEDROOMS  
SPACIOUS KITCHEN DINER WITH PARTIAL EXTENSION  
NO UPWARD CHAIN

**Entrance Hallway**  
4' 3" x 5' 11" (1.3m x 1.8m)

**Lounge**  
14' 9" x 12' 6" (4.5m x 3.8m)

**Kitchen/Diner**  
13' 5" x 15' 5" (4.1m x 4.7m)

**Bedroom One**  
12' 10" x 8' 10" (3.9m x 2.7m)

**Bedroom Two**  
10' 10" x 9' 6" (3.3m x 2.9m)

**Bedroom Three**  
9' 2" x 6' 11" (2.8m x 2.1m)

**Bathroom**  
6' 11" x 5' 11" (2.1m 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:

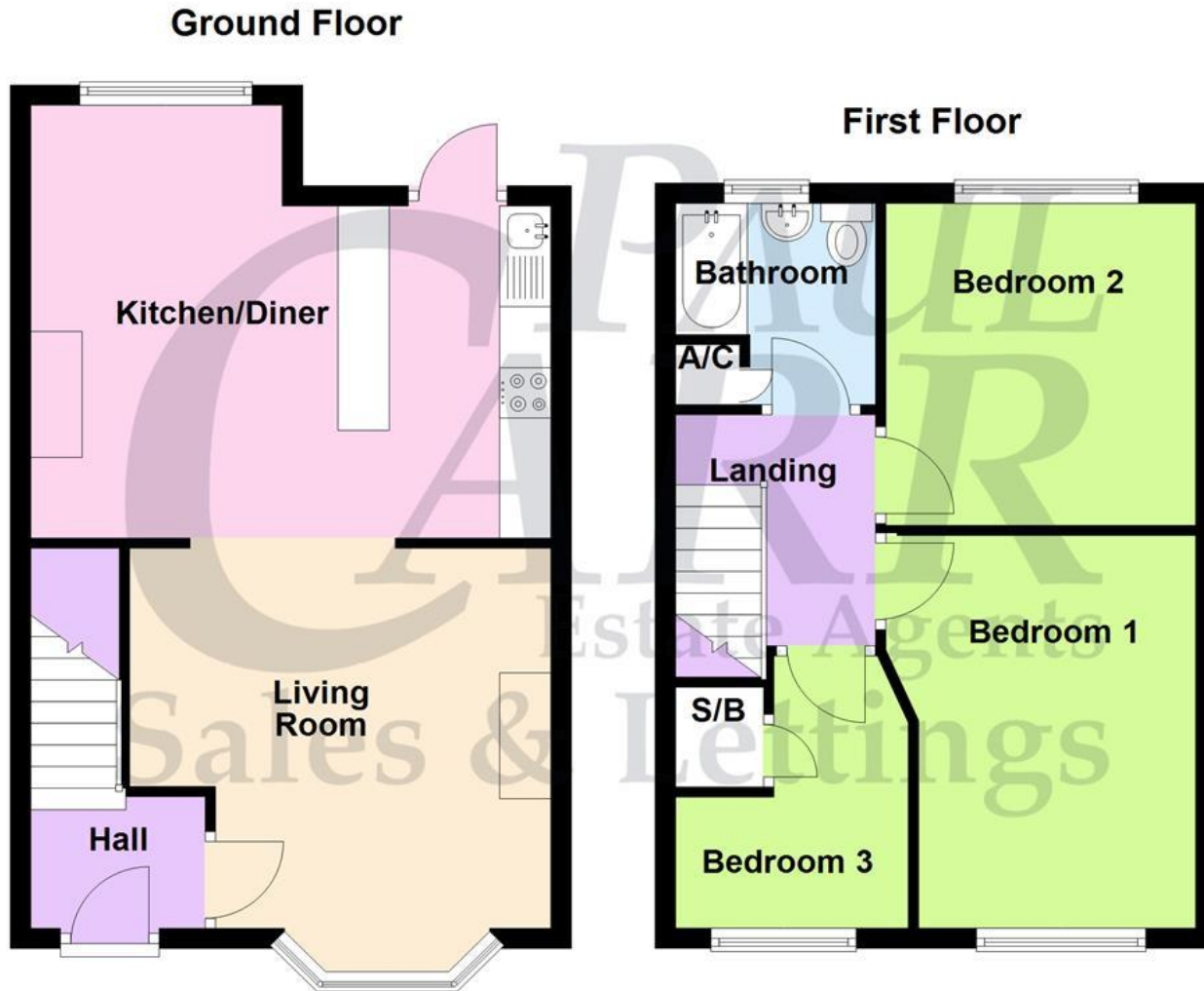
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: B  
Tenure: Leasehold approx. 900 years remaining  
Ground Rent: £9 per annum

# 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		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

