



Aviemore Crescent, Great Barr
Birmingham, B43 7QA

£285,000

Three Bedroom Semi-Detached Home / Extended & Reconfigured Accommodation / Converted Garage & Wet Room / Secluded Rear Garden /
Barr Beacon Views / Chain Free

Occupying a desirable position on Aviemore Crescent towards the top of the sought-after Park Farm Estate, This well-presented three-bedroom semi-detached home offers a thoughtfully reconfigured and extended layout providing versatile living accommodation ideally suited to modern family life.

The property enjoys an attractive position close to well-regarded local schools, amenities and excellent transport links, while also benefiting from a wonderful outlook towards the Barr Beacon, creating a pleasant semi-rural feel.

From the outset, the property boasts excellent curb appeal, with a private frontage providing off-road parking for multiple vehicles.

A secure sliding porch door leads into the welcoming entrance hall, where the property's versatile layout becomes immediately apparent. Located just off the hallway is a useful office/study space, providing an ideal area for those working from home, studying or requiring a dedicated workspace away from the main living accommodation. A particularly notable feature is the converted garage, which has been transformed into a versatile additional living space. Benefiting from insulation, gas central heating and double glazing, this area could lend itself to a variety of uses, whether as a second reception room, playroom, home office, hobby space or additional family accommodation. The converted garage also benefits from a convenient wet room, comprising a walk-in shower, W.C and wash hand basin. The main lounge provides a comfortable and welcoming environment, having been tastefully decorated to create a cosy yet practical space for relaxing and entertaining. Sliding patio doors provide direct access onto the rear garden, allowing plenty of natural light into the room and creating a seamless connection between the indoor and outdoor spaces. The extended kitchen provides an excellent amount of additional space for both culinary activities and dining, with the extension enhancing the practicality of this important family area. The kitchen features a good range of wall and base units, alongside space for freestanding appliances, while further access to the rear garden adds to its convenience and functionality.

Ascending to the first floor, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a comfortable third bedroom suitable for a single bed, child's bedroom or additional study space. The rear-facing double bedroom is a particular highlight, enjoying beautiful views towards the Barbican Hills. This outlook provides a wonderful sense of openness and gives the property a distinctive semi-rural feel despite its convenient residential setting. The accommodation is completed by a well-appointed family shower room, fitted with a shower unit, wash hand basin and WC, together with a useful airing cupboard. There is also the added convenience of a separate W.C positioned just off the bathroom.

Externally, the property continues to impress. To the front, there is off-road parking for multiple vehicles, while the rear garden provides a fantastic private outdoor space. The secluded rear garden backs directly towards the Barr Beacon, meaning the property benefits from a good degree of privacy and is not overlooked from the rear. The combination of the greenery, elevated outlook and surrounding landscape creates a peaceful and semi-rural atmosphere, making the garden an ideal space for relaxing, entertaining or enjoying the outdoors.

Overall, this is a versatile and thoughtfully reconfigured family home offering considerably more accommodation than may initially meet the eye. With its converted garage and wet room, extended kitchen, dedicated study area, three bedrooms, private rear garden and attractive views towards Barr Beacon the property provides an excellent balance of practicality, flexibility and privacy.

Offered to the market chain free, early viewing is highly recommended to fully appreciate the accommodation, position and versatility this property has to offer

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity ,gas,water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133or via Greatbarr@paulcarrestateagents.co.uk



Porch
3.21m (10'6") x 0.65m (2'2")

Office/Study
2.02m (6'8") x 1.36m (4'6")

Living Room
16' 6" x 12' 3" (5.02m x 3.74m)

Additional Living Space
8' 3" x 6' 9" (2.52m x 2.06m)

Wet Room
2.07m (6'10") x 1.66m (5'5")

Kitchen Extension
4.37m (14'4") x 3.47m (11'5")

Bedroom 1
3.76m (12'4") x 3.27m (10'9")

Bedroom 2
3.58m (11'9") x 2.75m (9')

Bedroom 3
2.92m (9'7") x 2.13m (7')

Shower Room
2.23m (7'4") x 2.09m (6'10")

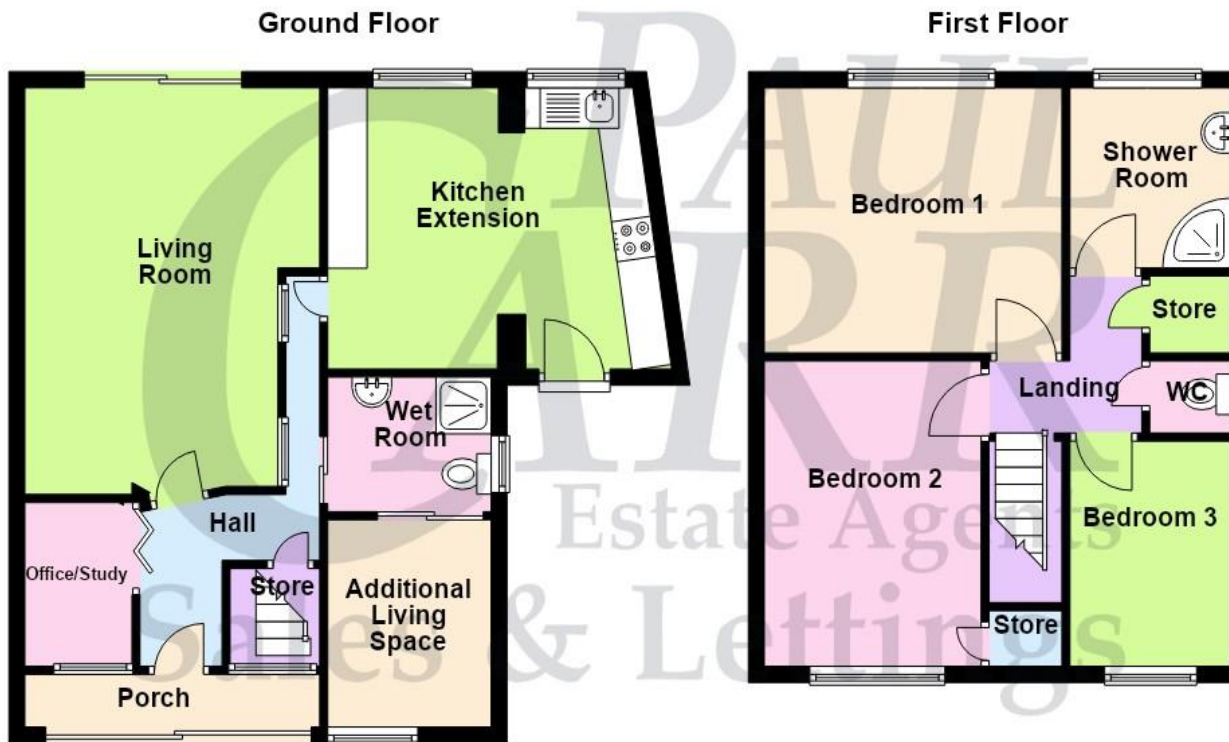
W.C
1.42m (4'8") x 0.82m (2'8")





Floor Plan

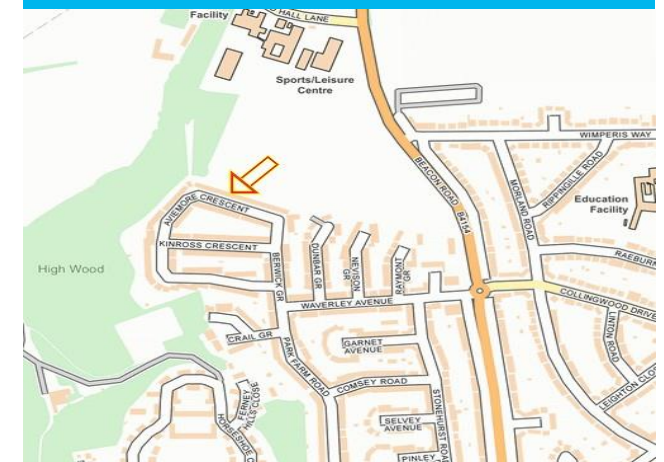
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 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:

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.