



Montana Avenue, Great Barr
Birmingham, B42 1QP

Offers Over £240,000

Great Barr

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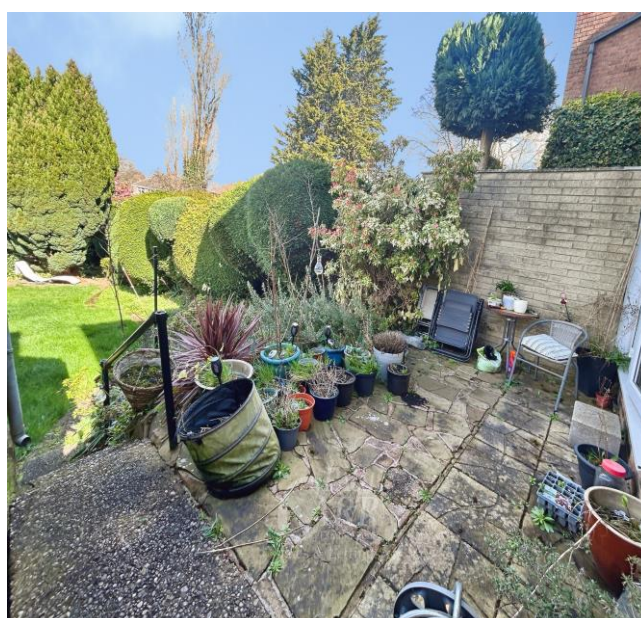
This well-presented and modern three-bedroom semi-detached property is situated in a popular cul-de-sac location in Great Barr, offering an excellent opportunity for first-time buyers or investors alike. With no upward chain, this ready-to-move-into home combines convenience with contemporary living.

Set behind a good-sized driveway, the property welcomes you into a bright and inviting reception hall. The ground floor boasts a spacious lounge, perfect for relaxing, along with a separate dining room to the rear—ideal for entertaining or family meals. A modern fitted kitchen completes the downstairs accommodation, offering both style and practicality.

Upstairs, the property features two generously sized double bedrooms and a well-proportioned single third bedroom, along with a modern family bathroom finished to a high standard. Externally, the home benefits from a good-sized rear garden, providing ample space for outdoor enjoyment.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer—contact us today to arrange your viewing and avoid missing out!





Property Specification

NO UPWARD CHAIN
THREE BEDROOMS
SEMI DETACHED
PERFECT FIRST TIME HOME
POPULAR LOCATION

Lounge 3.06m (10') x 2.90m (9'6") plus 2.46m (8'1") x 2.46m (8'1")

Sitting Room 3.79m (12'5") x 3.06m (10') max plus 2.46m (8'1") x 2.46m (8'1")

Kitchen 3.50m (11'6") x 1.72m (5'8")

Hall

Porch

Bedroom 1 3.06m (10') x 2.90m (9'6") plus 2.43m (8') x 2.43m (8')

Bathroom

Bedroom 2 3.90m (12'10") x 3.06m (10') max plus 2.43m (8') x 2.43m (8')

Bedroom 3 2.22m (7'3") x 1.58m (5'2") plus 2.43m (8') x 2.43m (8')

Landing

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: 28th July 2026

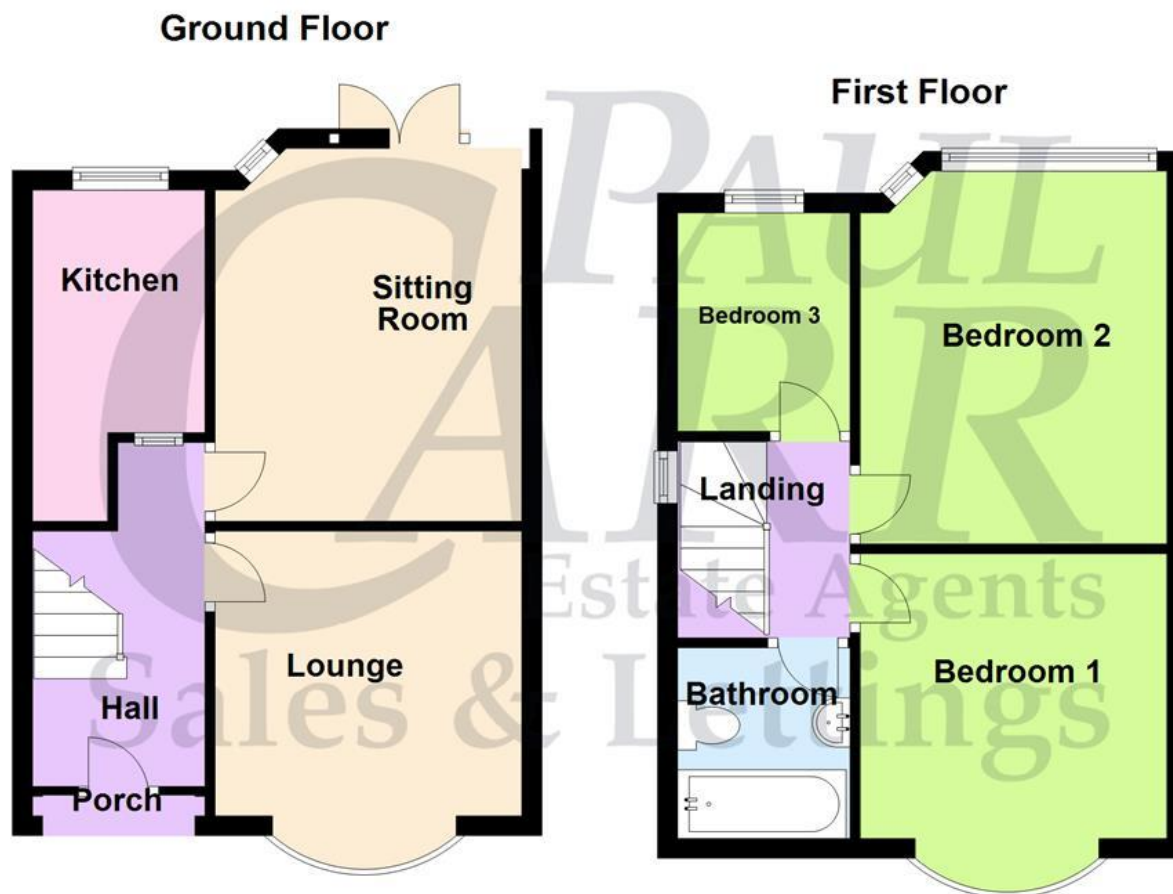
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:
Council tax band: B
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Map Location

