PAUL CARR Estate Agents Sales & Lettings

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Kingsdown Avenue, Great Barr
Birmingham, B42 1NE

£260,000

Great Barr

£260,000

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This modern and extended three-bedroom end of terraced home is situated in a popular location, ideally positioned close to local schools, excellent transport links and a wide range of everyday amenities, making it a fantastic choice for first-time buyers and families alike.

The property is well presented throughout and begins with a front garden leading into a welcoming reception hall, with a useful guest WC. To the front is a spacious dining kitchen offering plenty of room for both cooking and dining, while to the rear is a generous lounge creating a comfortable living space. The home has been further enhanced by a fabulous conservatory at the rear, complete with bi-fold doors opening directly onto the garden and creating a superb space for entertaining and enjoying the warmer months.

Upstairs there are three good-sized bedrooms, with one benefiting from its own en-suite, alongside a well-presented family bathroom.

Outside, the rear garden is a great size and has been designed for easy maintenance with artificial grass, while a rear garage provides useful parking or additional storage. A fantastic home offering modern living, generous accommodation and excellent versatility – early viewing is highly recommended, so contact us today to arrange your appointment.







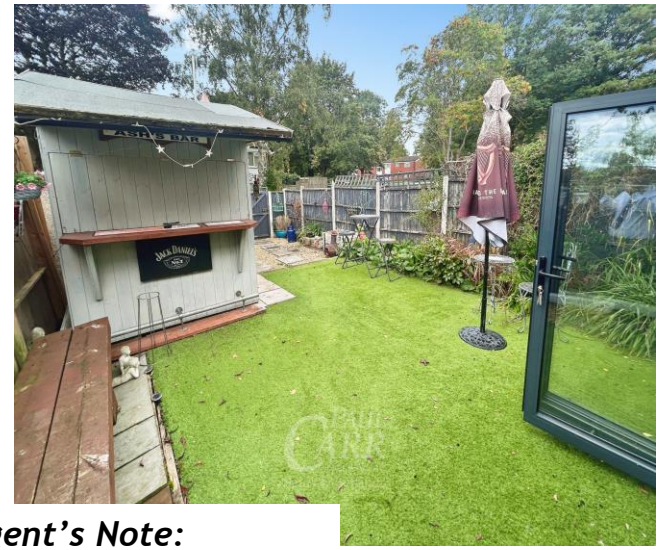














Property Specification

MODERN THREE BEDROOM END OF TERRACED HOME
EXTENDED AT THE REAR
IDEAL FIRST TIME BUY OR FAMILY HOME
SPACIOUS FRONT DINING KITCHEN
GENEROUS REAR LOUNGE

Porch 1.91m (6'3") x 1.04m (3'5")

Reception Hall

Lounge 3.77m (12'4") x 3.60m (11'10") max

Dining Kitchen 4.65m (15'3") x 2.84m (9'4")

Conservatory 4.63m (15'2") x 4.05m (13'3")

Landing

Bedroom 1 4.56m (15') x 2.90m (9'6")

Bedroom 2 3.86m (12'8") x 2.90m (9'6")

Bedroom 3 3.40m (11'2") x 1.96m (6'5")

Bathroom 2.19m (7'2") x 1.96m (6'5")

Rear Porch 2.16m (7'1") x 1.15m (3'9")

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: 18th September 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 £57 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: Electric, gas, water & mains drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman