



Foxwood Avenue, Great Barr
Birmingham, B43 7QX

Offers in excess of £260,000

Great Barr

Offers in excess of £280,000



Situated on the highly sought-after Park Farm Estate, this well-presented three-bedroom detached home with no upward chain offers spacious and versatile accommodation, making it an ideal choice for families.

The property is entered via a welcoming entrance hallway, which provides access to the principal ground floor rooms. The bright and spacious living room flows seamlessly into the conservatory, creating an excellent space for both relaxing and entertaining while enjoying views over the rear garden. The fitted kitchen offers ample storage and workspace, with access to a useful lean-to, which in turn leads to the convenient ground floor W.C. Completing the ground floor is an integral garage, providing additional storage or potential for further use, STPP.

To the first floor, the property comprises three generous double bedrooms, all offering comfortable living space. The accommodation is complemented by a shower room, a separate W/C, and a useful storage cupboard. Externally, the property benefits from a beautifully maintained rear garden, providing a pleasant outdoor space to enjoy throughout the year. To the front, a block-paved driveway offers ample off-road parking and enhances the property's attractive kerb appeal.

Located within the popular Park Farm Estate, the property is well positioned for local amenities, reputable schools, transport links, and nearby green spaces, making it a fantastic opportunity for a wide range of buyers.

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 £7,595 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, or for further information, please contact the Paul Carr Team.





Property Specification

BEING SOLD BY SECURE SALE BUY IT NOW Option
Available) - Reservation Fee Applies
NO ONWARD CHAIN
DETACHED
SITUATED ON THE PARK FARM ESTATE
THREE GENEROUS BEDROOMS
DRIVEWAY

Living Room 16' 5" x 12' 6" (5m x 3.8m)

Kitchen 12' 6" x 6' 11" (3.8m x 2.1m)

Conservatory 11' 10" x 11' 10" (3.6m x 3.6m)

Bedroom 1 9' 10" x 12' 6" (3m x 3.8m)

Bedroom 2 12' 2" x 9' 6" (3.7m x 2.9m)

Bedroom 3 9' 2" x 6' 11" (2.8m x 2.1m)

Bathroom 7' 3" x 6' 11" (2.2m x 2.1m)

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:

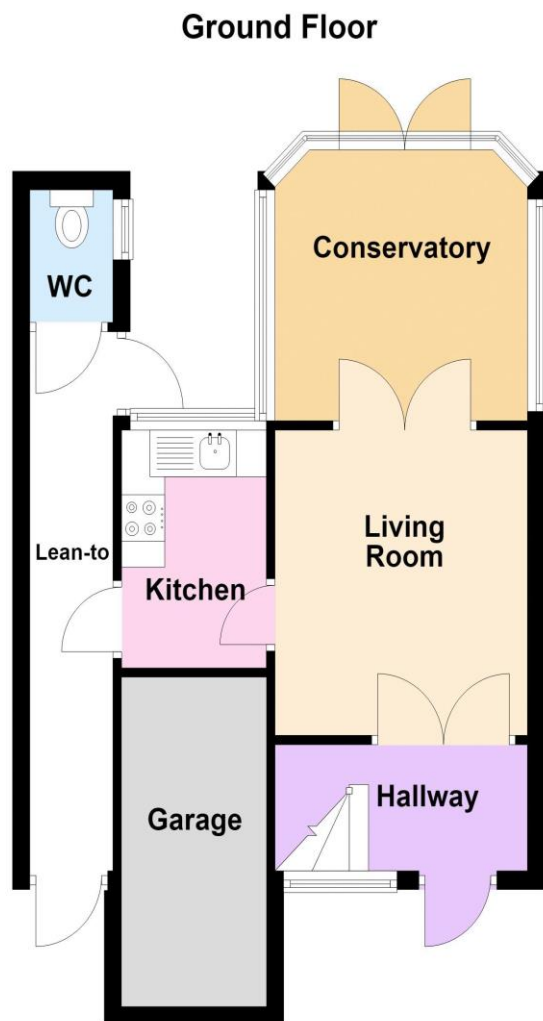
Services connected: mains electricity, gas, water and drainage

Council tax band: C

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

Map Location

