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Sales & Lettings

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Thornbridge Avenue, Great Barr
Birmingham, B42 2PR

£225,000

Great Barr

£225,000

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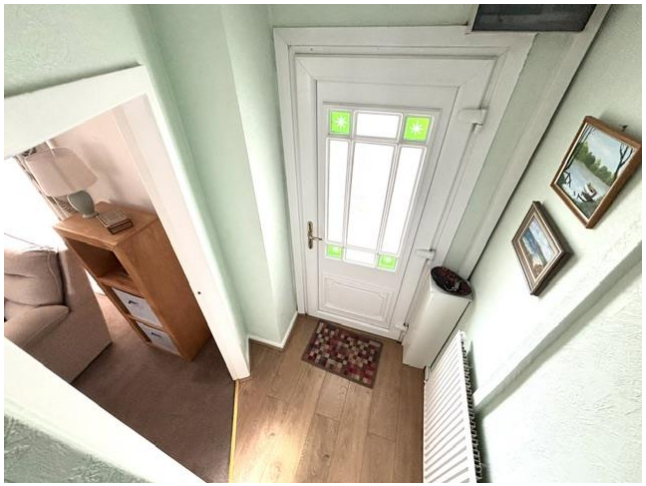
Welcome to Thornbridge Avenue Welcome to this fabulous extended mid-terraced family home, ideally situated on Thornbridge Avenue in Great Barr. The property enjoys a convenient location for local schooling, the M6 motorway, shops and a range of local amenities, many of which are within easy walking distance.

The property is approached via a private driveway providing parking for two vehicles, with a secure entrance porch leading into the welcoming internal hallway. The hallway provides access to the front reception room and stairs rising to the first floor. The attractive full-width front reception room features a charming bow window, useful under-stairs storage and an open-plan connection through to the dining room. The dining area provides plentiful space for family meals and enjoys views over the rear garden. Sliding doors lead through to the extended galley-style kitchen, which offers an excellent range of wall and base units together with space for integrated appliances. Further features include an eye-level oven and microwave, hob with extractor above and a one-and-a-half bowl stainless steel sink and drainer.

Ascending to the first floor, the landing provides access to three bedrooms. There are two particularly generous double bedrooms, enjoying front and rear aspects respectively, together with a smaller but perfectly reasonable third bedroom. The modern family shower room is well equipped with a wash hand basin with useful storage, W.C. and a full-length walk-in shower enclosure.

Externally, the property continues to impress with a spacious rear garden, featuring a large paved patio, mature evergreen shrubs and established planting to the boundaries. A side gate provides access to the shared passageway between neighbouring properties, while a useful storage shed can be found to the rear.

An internal viewing is highly recommended to fully appreciate the accommodation, space and convenient location this excellent family home has to offer.



Property Specification

EXTENDED FAMILY HOME
PRIVATE DRIVEWAY
THREE BEDROOMS
MODERN SHOWER ROOM
SPACIOUS REAR GARDEN

Hall

Lounge
12' 10" x 16' 1" (3.9m x 4.9m)

Dining Room
9' 6" x 8' 10" (2.9m x 2.7m)

Kitchen
15' 5" x 6' 7" (4.7m x 2m)

Bedroom One
11' 6" x 10' 2" (3.5m x 3.1m)

Bedroom Two
11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom Three
8' 10" x 7' 7" (2.7m x 2.3m)

Family Shower Room
5' 7" x 6' 11" (1.7m 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:

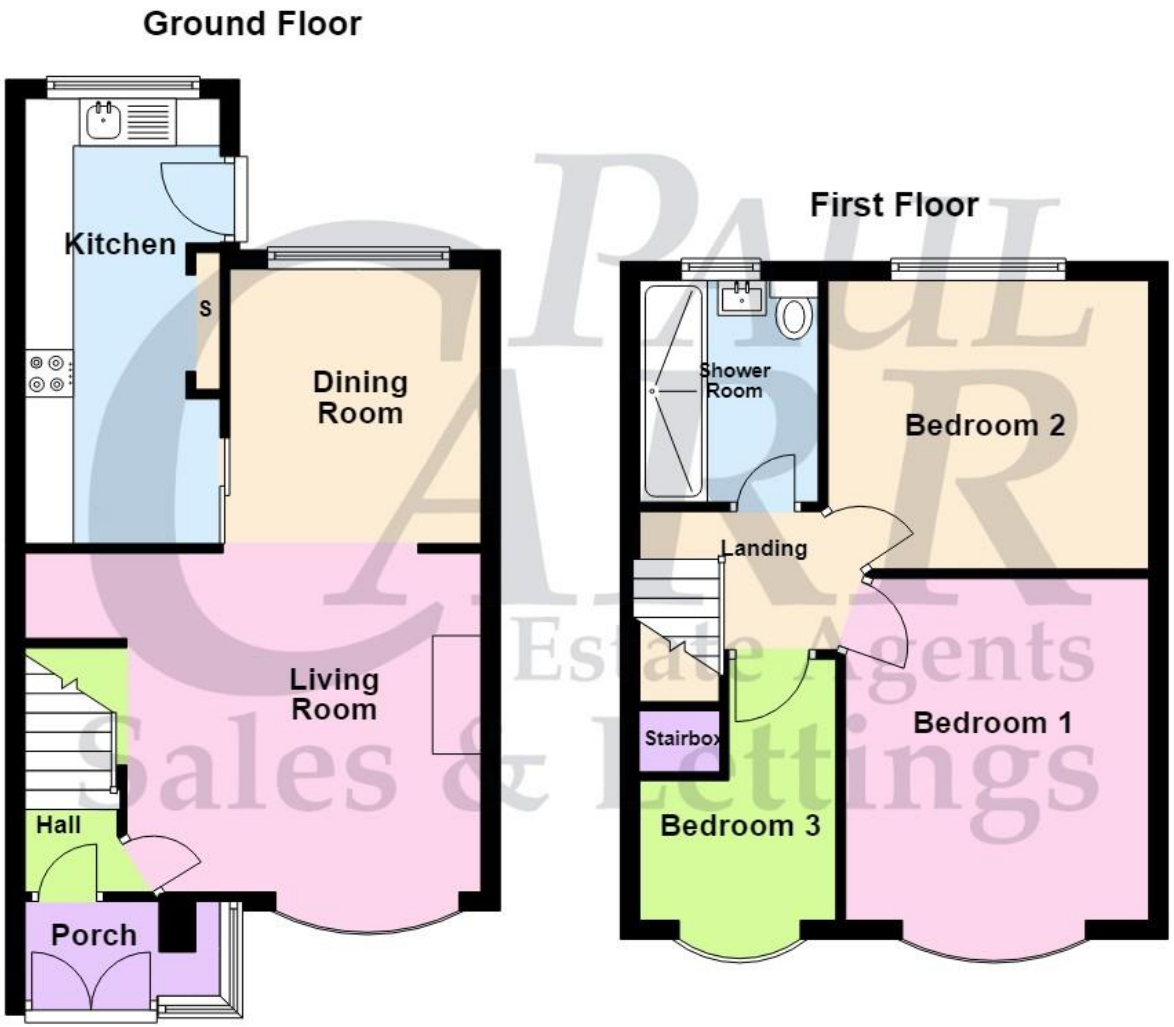
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Map Location

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