



Garnet Avenue, Great Barr  
Birmingham, B43 7RJ

Offers in the Region Of £300,000

# Great Barr

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*Situated on the highly sought-after Park Farm Estate in Great Barr, this well-presented three-bedroom detached property on Garnet Avenue offers an excellent balance of space, practicality, and future potential—ideal for families and buyers looking to put down long-term roots. The location is particularly appealing, benefitting from a well-connected setting with easy access to transport links, highly regarded local schools, and a range of nearby amenities.*

From the outset, the property makes a strong first impression, boasting a generous frontage with ample garden space alongside a private driveway. There is clear scope to further enhance the frontage to create additional off-road parking if required, adding both convenience and value.

A secure porch leads into a welcoming entrance hallway, setting a warm and inviting tone. Double doors open through to a spacious lounge, a well-maintained and comfortable living area centred around a feature fireplace—creating a natural focal point for relaxation and entertaining alike. The kitchen is positioned to the rear and offers a practical layout with a good range of wall and base units, providing ample storage and workspace. For those with an eye on future improvements, the integrated garage sits adjacent, presenting a fantastic opportunity to extend and create a larger kitchen/dining space, subject to the necessary planning permissions.

Upstairs, the property continues to deliver with two generously sized double bedrooms, both offering fitted wardrobe space, alongside a well-proportioned third bedroom suitable. A boarded loft, accessed via stairs from the second bedroom, provides valuable additional storage or potential for further use, depending on requirements.

Externally, the rear garden offers a private and secluded setting, ideal for both relaxing and entertaining. A patio area provides space for outdoor furniture, while the remaining lawn area is neatly maintained and enclosed with fencing to the perimeter, making it suitable for families and those seeking a low-maintenance outdoor space.

Offered in good condition throughout, this detached home combines immediate comfort with exciting potential to extend and personalise. Its position within a popular residential estate, coupled with its generous plot and versatile layout, makes it a strong contender for buyers seeking both lifestyle and long-term value.





## Property Specification

DETACHED PROPERTY  
PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES  
POPULAR PARK FARM ESTATE  
THREE WELL SIZED BEDROOMS  
PRIVATE REAR GARDEN

Porch 3.87m (12'8") x 1.06m (3'6")

Entrance 3.87m (12'8") max x 1.88m (6'2")

Living Room 4.91m (16'1") x 3.81m (12'6")

Kitchen 3.74m (12'3") x 2.10m (6'11")

Garage 14' 3" x 7' 0" (4.35m x 2.14m)

Bathroom 2.20m (7'3") x 2.10m (6'11")

W.C 1.31m (4'4") x 0.84m (2'9")

Bedroom 3 2.86m (9'5") x 2.13m (7')

Bedroom 2 3.83m (12'7") x 2.98m (9'9")

Bedroom 1 3.82m (12'6") x 2.83m (9'3")

Boarded Loft 6.13m (20'1") x 2.87m (9'5")

### 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:

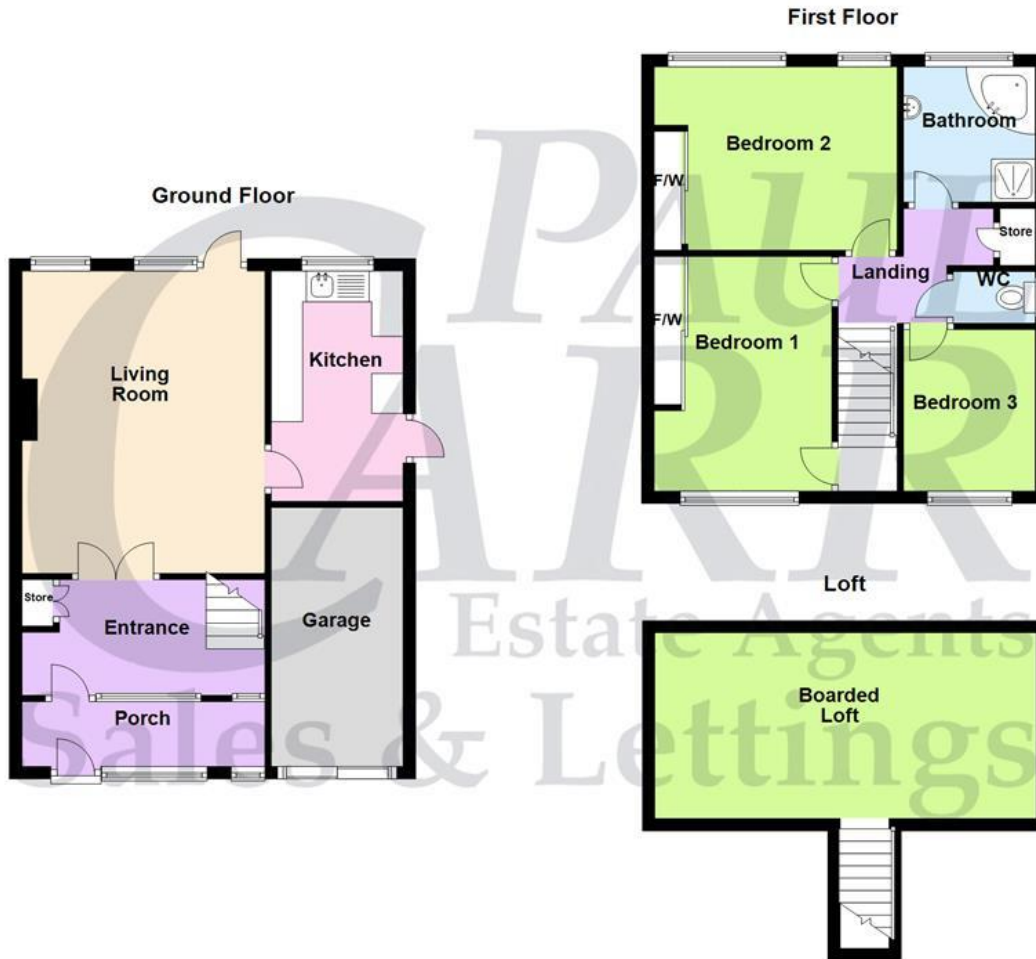
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### Viewer's Note:

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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

