



Thornbridge Avenue, Great Barr
Birmingham, B42 2AE

£240,000

Great Barr

£240,000



Welcoming to the market this exceptional family home, benefitting from a truly eye-catching kitchen extension.

Offering three bedrooms, this beautifully presented terrace property is located on Thornbridge Avenue within the ever-popular Beeches Estate in Great Barr – a superb residential hub providing convenient access to well-regarded schooling for all age groups, shopping facilities and amenities within walking distance, and excellent links to the M6 motorway network.

Property Highlights

Approached via a generous block-paved driveway suitable for multiple vehicles, the home leads to an inviting entrance porch. Stepping inside, you are welcomed by an attractive front lounge featuring hard flooring, a chimney breast with fireplace, and a bay window to the fore, with stairs rising to the first floor. The open flow of the layout creates a warm and sociable atmosphere. Moving through from the lounge is a full-width dining room, offering excellent entertaining space. This room benefits from an extended store cupboard incorporating useful under-stairs storage, while sliding patio doors open out onto the rear garden, allowing plenty of natural light to flood in. The extended kitchen is a real showstopper, providing a wealth of additional space and finished with a stylish range of modern wall and base units complemented by oak worktops. A charming Belfast sink adds character, alongside plentiful space for integrated and freestanding appliances. A further door provides direct access to the garden.

First Floor Accommodation Upstairs, the landing provides access to the loft via an extended hatch with pull-down ladders. The loft itself benefits from a Velux window and electric lighting, offering excellent storage potential. There are three bedrooms in total, including two well-proportioned doubles – the principal bedroom featuring built-in sliding wardrobes – and a comfortable third bedroom ideal for a nursery, office, or single room. The family shower room has been refitted to a beautiful standard, showcasing a contemporary colour scheme with stylish tiling. Features include a wide wash hand basin with vanity storage, a touch-screen mirror, a spacious quadrant shower enclosure with modern fixtures, and a low-level W.C.

Externally To the rear is an impressively long garden, perfect for families. It features a slabbed patio area, a sheltered section for shade, a manageable lawn, and mature shrubs and hedging to the boundaries. Gated sections to the rear provide access to two storage sheds, along with a rear right of way – presenting future potential for a garage or summerhouse (subject to necessary permissions).

This gem of a home is truly turn-key and provides vital additional space for growing families from day one.





Property Specification

EXTENDED FAMILY HOME
MODERN TURN KEY CONDITION
LOUNGE & SEPERATE DINING ROOM
LARGE EXTENDED KITCHEN
SPACIOUS & FLAT REAR GARDEN

Hallway
9' 10" x 5' 3" (3m x 1.6m)

Lounge
14' 9" x 9' 10" (4.5m x 3m)

Dining Room
9' 10" x 15' 9" (3m x 4.8m)

Extended Kitchen
18' 1" x 8' 2" (5.5m x 2.5m)

Bedroom One
12' 10" x 10' 6" (3.9m x 3.2m)

Bedroom Three
9' 10" x 6' 7" (3m x 2m)

Bedroom Two
10' 6" x 11' 6" (3.2m x 3.5m)

Shower Room
7' 7" x 5' 11" (2.3m x 1.8m)

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:

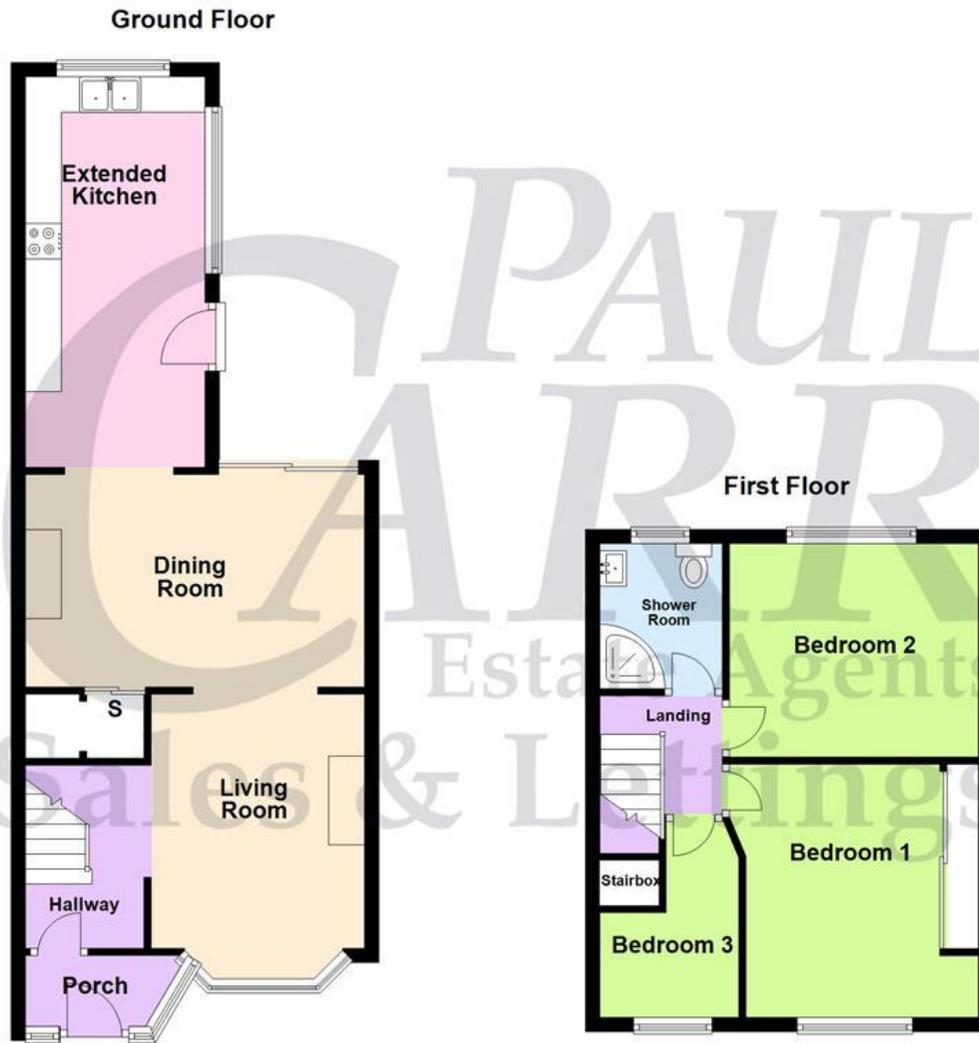
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Viewer's Note:

Services connected: mains electricity, gas, water and drainage
Council tax band: A
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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

