



Beacon Avenue, Great Barr  
Birmingham, B42 2FP

£230,000

# Great Barr

£230,000



A stunning two bedroom Semi-detached Home on Fore Meadows Estate, Great Barr. Welcome to this beautifully presented home, situated on the sought-after Fore Meadows estate in Great Barr. With convenient access to schools catering to all age groups, local shopping amenities, and excellent transport links via the M6 motorway network, this property is ideal for modern living.

## Ground Floor

The property is approached via a private driveway, offering ample parking. Upon entry, you are greeted by a modern kitchen, leading off a small hallway that also provides access to the stairs and a convenient downstairs guest W.C. Continuing through to the rear, you'll find a bright and airy lounge boasting modern and neutral decor. The lounge features an inset storage cupboard and offers versatile space for a dining area and sitting room. Double patio doors open out to the rear garden, flooding the space with natural light.

## First Floor Upstairs

the home comprises two generously sized bedrooms, both benefiting from fitted wardrobes. The family bathroom showcases a sleek white aesthetic and includes a bath with a shower over, providing both style and practicality.

## Outdoor Space

The rear garden is designed for low-maintenance living, featuring a slabbed patio and an easy-to-care-for lawn. Side gated access leads to the front of the property, adding to the convenience.

This modern gem is perfect for first-time buyers, those looking to downsize, or investors seeking a property in move-in-ready condition.





## Property Specification

SEMI DETACHED  
TWO DOUBLE BEDROOMS  
MODERN BUILD  
SPACIOUS DRIVEWAY  
MODERN KITCHEN & BATHROOM

Hall  
10' 8" x 3' 5" (3.25m x 1.05m)

Kitchen  
10' 8" x 6' 0" (3.25m x 1.84m)

W.C 5' 2" x 3' 11" (1.57m x 1.20m)

Lounge  
16' 10" x 13' 1" (5.14m x 3.98m)

Landing  
6' 8" x 3' 1" (2.04m x 0.93m)

Bedroom 1  
10' 10" x 13' 0" (3.31m x 3.97m)

Bedroom 2  
9' 10" x 13' 0" (2.99m x 3.95m)

Bathroom  
6' 8" x 6' 2" (2.02m x 1.87m)

### 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:

### 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



3 Beacon Avenue

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

