



Foxwood Avenue, Great Barr  
Birmingham, B43 7QX

Offers Over £290,000

# Great Barr

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Welcome to Foxwood Avenue, Park Farm Estate, Great Barr - a superb opportunity to secure a modern, turn-key three bedroom semi-detached home in one of the area's most sought-after residential pockets.

From the outset, this property makes a statement. A smart block paved driveway provides off-road parking for multiple vehicles, while the newly installed front porch enhances both practicality and kerb appeal, setting the tone for the quality found throughout.

Step inside and you're greeted by a beautifully presented lounge finished in contemporary décor, complete with ceiling spotlights and dual aspect windows that flood the space with natural light. It's a bright, inviting setting perfect for both relaxed evenings and entertaining guests. The modern kitchen is equally impressive, boasting a sleek range of grey wall and base units complemented by integrated appliances, creating a streamlined and functional cooking environment. The layout flows effortlessly into the professionally converted garage, now transformed into a stylish dining space - ideal for hosting family meals or dinner parties in a more refined setting.

Upstairs, the property continues to deliver. There are two well-proportioned double bedrooms, both thoughtfully presented, along with a comfortable third single bedroom. The contemporary family shower room features an extensive walk-in shower, WC, hand wash basin and heated towel rail, all finished to a high standard.

To the rear, the garden enjoys a truly special position, backing directly onto a nature reserve. This rare outlook provides added privacy, peaceful surroundings and a sense of tranquillity rarely found in suburban living.

Located within catchment for well regarded schools and offering convenient access to local amenities and excellent transport links, this home combines lifestyle, location and modern comfort in equal measure.

Early viewing is highly recommended to fully appreciate what this exceptional home has to offer.



# Property Specification

SEMI-DETACHED HOME  
MODERN INTERIORS  
GARAGE CONVERSION  
NEW FRONT PORCH  
SECLUDED REAR GARDEN



**Porch**  
3.69m (12'1") x 0.69m (2'3")

**Lounge Area**  
7.10m (23'4") x 3.80m (12'6")

**Kitchen/Diner**  
7.84m (25'9") x 2.34m (7'8")

**Bedroom 1**  
3.81m (12'6") x 3.19m (10'6")

**Bedroom 2**  
3.93m (12'11") x 2.85m (9'4")

**Bedroom 3**  
3.00m (9'10") x 2.15m (7'1")

**Shower Room**  
2.99m (9'10") x 2.12m (6'11")

## 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

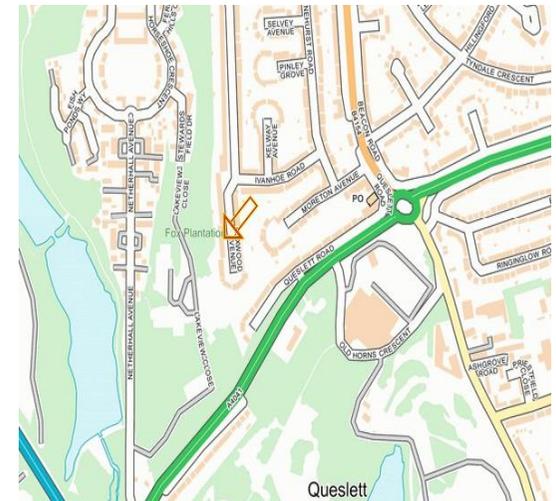
# Floor Plan

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

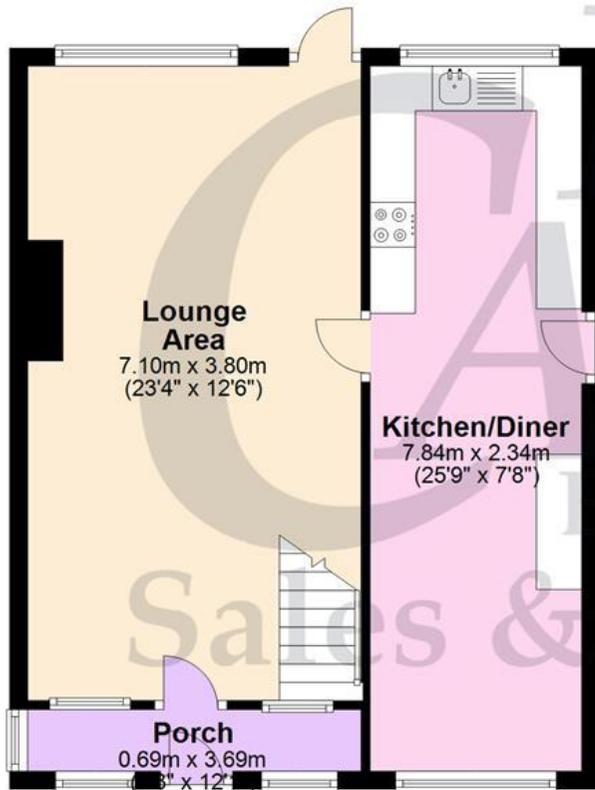
## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location



Ground Floor



First Floor

