



Foxwood Avenue, Great Barr
Birmingham, B43 7QX

£280,000

Great Barr

£280,000



Paul Carr Estate Agents are pleased to present this chain-free three double bedroom detached family home, located in the highly desirable Park Farm area of the Pheasey Estate. Offering spacious and versatile accommodation throughout, the property provides an excellent blank canvas for purchasers looking to improve and refurbish to their own style and taste.

Situated in one of Great Barr's most sought-after residential locations, this family home enjoys a prime position close to excellent local schools, everyday amenities, transport links, and the scenic walking routes of Barr Beacon Hills, all just moments away. Upon arrival, the property is approached via a generously sized block-paved driveway, providing ample off-road parking, and access to the integral garage. A welcoming entrance hallway gives access to all ground floor accommodation and includes a guest W.C.

The ground floor offers two well-proportioned reception rooms, ideal for both family living and entertaining, along with a compact kitchen featuring a useful side patio door providing access to the rear garden.

To the first floor are three generously sized double bedrooms, all offering excellent space and flexibility. Completing the upper level is a well-appointed family shower room, fitted with a modern walk-in shower enclosure.

Externally, the rear garden is a true highlight, enjoying generous proportions, a block-paved patio seating area, and a pleasant woodland aspect to the rear, creating a private and tranquil outdoor space ideal for relaxation and entertaining.

This is a rare opportunity to acquire a detached home in a prime Great Barr location, offering huge potential and long-term appeal. Viewings are highly recommended - contact Paul Carr Estate Agents today to arrange your visit.





Property Specification

DETACHED HOME
THREE DOUBLE BEDROOMS
POPULAR PARK FARM ESTATE
LOVELY REAR WOODLAND ASPECT
PRIVATE DRIVEWAY

Entrance Hallway 11' 6" x 3' 11" (3.5m x 1.2m)

Front Reception Room 12' 2" x 11' 2" (3.7m x 3.4m)

Rear Reception Room 12' 2" x 11' 2" (3.7m x 3.4m)

Kitchen 6' 7" x 10' 6" (2m x 3.2m)

Downstairs W.C 2' 0" x 7' 3" (0.6m x 2.2m)

Bedroom One 14' 1" x 11' 2" (4.3m x 3.4m)

Bedroom Two 11' 2" x 9' 10" (3.4m x 3m)

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

Bedroom Three 10' 2" x 11' 2" (3.1m x 3.4m)

Shower Room 6' 7" x 10' 2" (2m x 3.1m)



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:

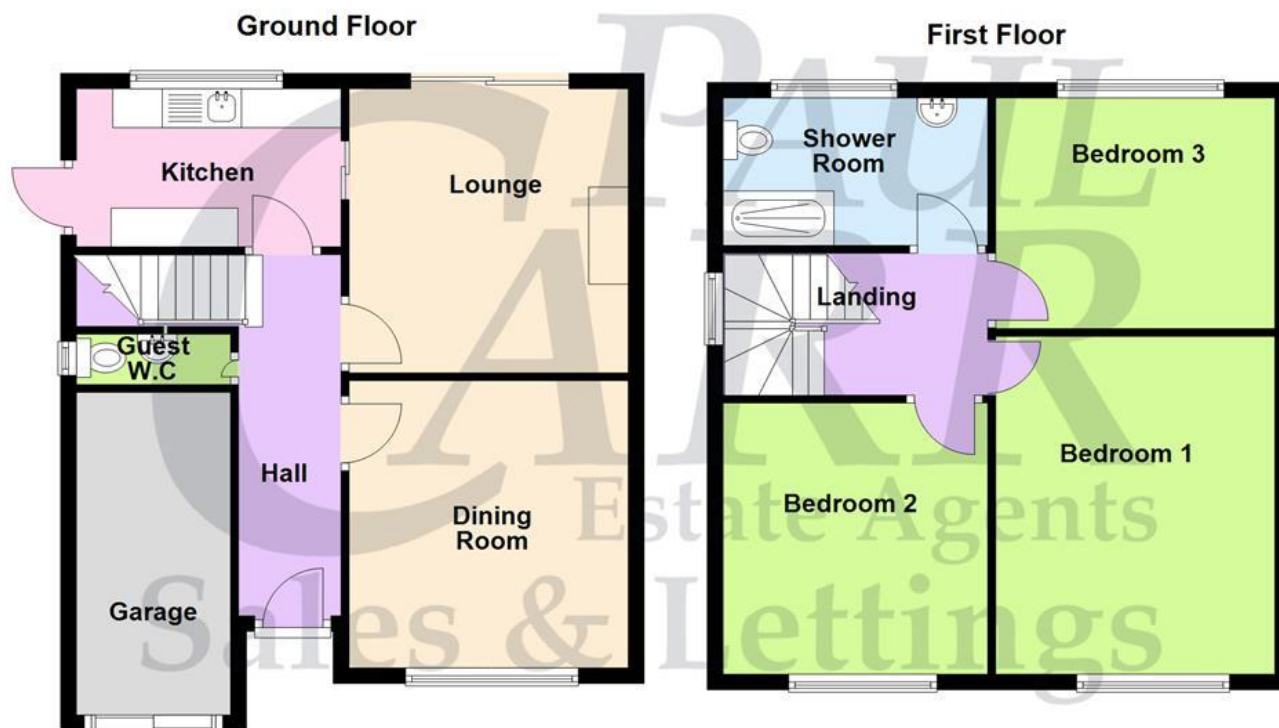
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: 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		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

