



Moreton Avenue, Great Barr
Birmingham, B43 7QR

Offers in the Region Of £210,000

Great Barr

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We are excited to bring to market this three bedroom detached home located on Moreton Avenue. Situated on the popular Park Farm Estate you have great access to the outstanding Barr Beacon Secondary School, Nether Hall Park and within walking distance from Asda supermarket.

The home is approached with steps down leading towards the property. Upon entry through the secure porch, you are welcomed by a large inviting hallway giving access to the ground floor accommodation.

The dual aspect lounge is a large family space, decorated with neutral grey décor and a gas fireplace. The kitchen offers a range of wall and base units, rolled edge counter tops, sink with side drainer, space for a gas cooker and finished in a cream tile.

The first floor living space consists of three bedrooms, two of which are good sized doubles, and a smaller but still generous sized third bedroom. The family bathroom offers a corner shower, separate bathtub, hand wash unit and W.C.

Externally, the home has a good sized private rear garden with patio space, a detached garage and fencing to the perimeter.

This excellent detached residence is brought to the market with no upward chain.





Property Specification

DETACHED HOME
THREE BEDROOMS
POPULAR PARK FARM ESTATE
NO UPWARD CHAIN
REAR GARAGE

Porch
3' 3" x 6' 7" (1m x 2m)

Hallway
14' 5" x 6' 7" (4.4m x 2m)

Lounge
24' 11" x 12' 0" (7.6m x 3.67m)

Kitchen
10' 2" x 6' 11" (3.1m x 2.1m)

Bedroom One
11' 11" x 12' 0" (3.64m x 3.67m)

Bedroom Two
12' 0" x 12' 0" (3.67m x 3.67m)

Bedroom Three
8' 2" x 6' 7" (2.5m x 2m)

Bathroom
8' 2" x 6' 7" (2.5m x 2m)

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:

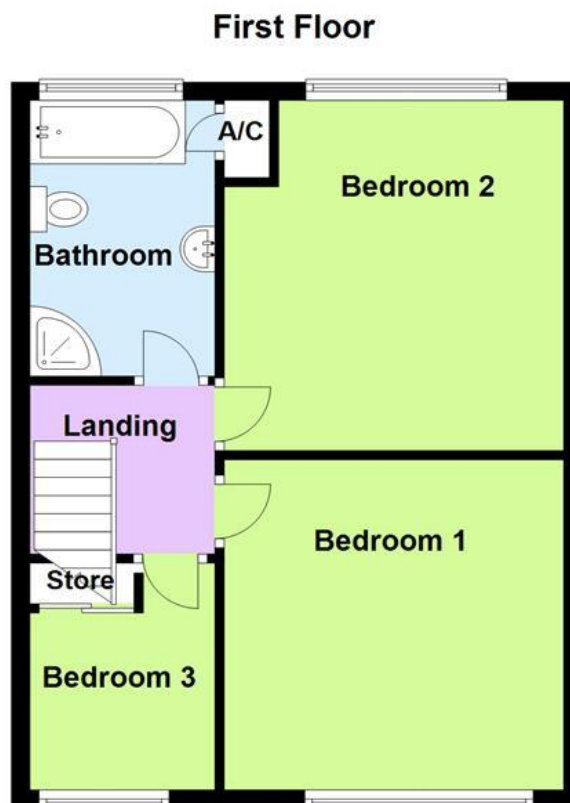
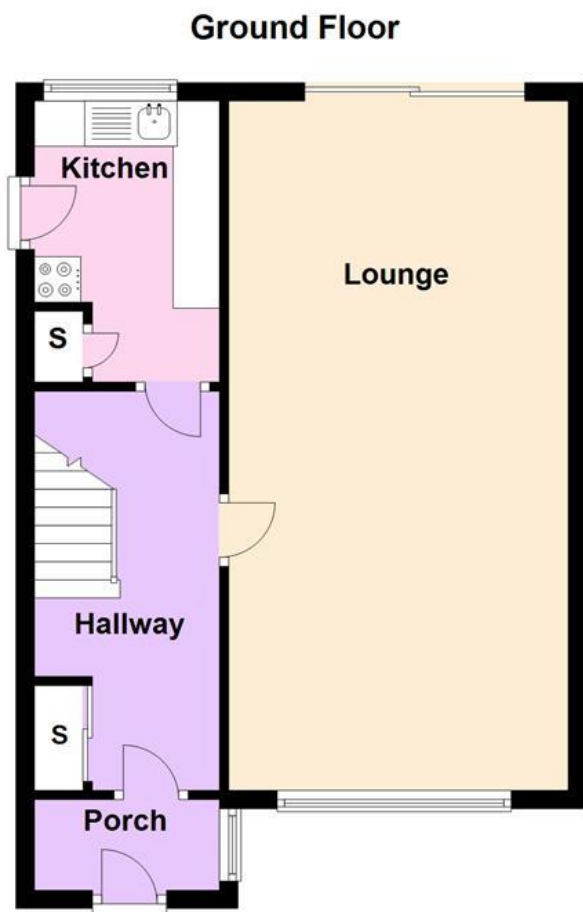
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

