



Abbotsford Avenue, Great Barr
Birmingham, B43 6HB

Offers in the Region Of £330,000

Great Barr

Offers in the Region Of £330,000



Set back from the road, the property benefits from off-road parking and a generous front garden, offering the potential to create a larger driveway.

To the side, a covered car port with water connection leads through to a garage positioned at the rear, providing secure parking, internal access, storage, or future conversion potential.

Internally, the bungalow has been well cared for and maintained to a high standard throughout.

Upon entry, the second bedroom is a well-proportioned double, complete with fitted wardrobe space. The principal bedroom is particularly impressive in size, comfortably accommodating a king-size bed and further benefiting from fitted wardrobes. The newly fitted bathroom delivers a clean, modern finish in neutral tones, comprising a hand wash basin, bath with overhead shower, low-level W.C., and a heated towel rail. The property is also equipped with electric smoke alarms throughout, offering additional peace of mind. The kitchen provides ample space for everyday culinary activity, with a good range of wall and base units finished in a classic wooden décor and further room for additional appliances.

To the rear, the lounge creates a warm and inviting atmosphere, centred around an electric fireplace and opening via sliding doors into a full-width conservatory. This light-filled space significantly enhances the living accommodation and offers seamless views of the garden beyond. Externally, the rear garden is a true highlight, offering excellent seclusion and generous space to enjoy all year round. It features a patio seating area, expansive lawn, mature planting including a pine tree, a garden shed, side access, and direct access to the garage.

The location is highly sought after, offering convenient access to transport links, local amenities, and scenic nature walks just a short distance away.

Chain free, well presented, and packed with potential, this is a rare opportunity to secure a detached bungalow in one of Great Barr's most desirable residential pockets.





Property Specification

DETACHED BUNGALOW
CHAIN FREE
PRIME LOCATION
EXTENSION POTENTIAL
CAR PORT



Car Port 15.87m (52'1") x 3.27m (10'9")

Garage 5.66m (18'7") x 2.82m (9'3")

Bedroom 1 4.08m (13'5") x 2.00m (6'7")

Bedroom 2 3.26m (10'8") x 2.46m (8'1")

Living Room 5.01m (16'5") x 3.38m (11'1")

Bathroom 1.92m (6'4") x 1.87m (6'2")

Kitchen 3.50m (11'6") x 2.64m (8'8")

Conservatory 6.50m (21'4") x 3.58m (11'9")



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:

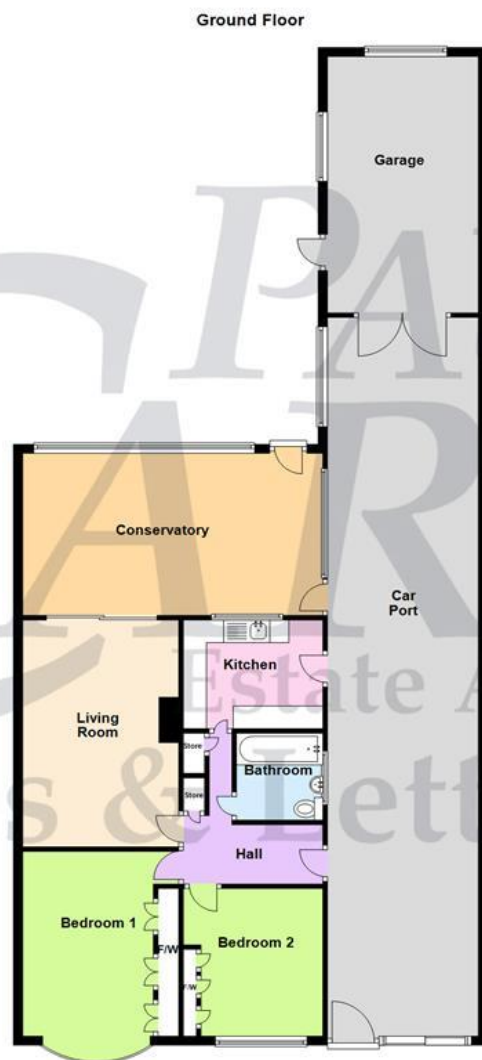
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Map Location

