



Foxwood Avenue, Great Barr
Birmingham, B43 7QX

Offers in Excess of £300,000

Paul Carr is excited to bring to market this beautifully presented three bedroom detached family home in this sought after Park Farm location in Great Barr.

Ideally situated for schooling for children of all ages and close to good road links, public transport, and amenities.

The property is approached via the blocked paved driveway which offers parking for multiple cars and the property is accessed through the front door which takes you directly into the good sized entrance hall which has a lovely feature herringbone style floor and stairs lead off to the first floor and glazed double doors lead through to the lounge which has a feature fireplace, door leading to the kitchen and contemporary style sliding doors which lead you into the conservatory area with a lovely open feel which has the same feature herringbone style flooring and a door leading out to the garden and an open plan entrance into the fitted kitchen. The galley style kitchen can also be accessed from the lounge and is fitted out with a good selection of base and wall units with work surfacing having inset one and half bowl sink unit with drainer, electric hob with oven under, space for an American style fridge freezer and space and plumbing for a washing machine. The ground floor also has a useful downstairs guest cloakroom having w.c and wash hand basin both set into a vanity unit.

To the first floor are three good sized bedrooms and family bathroom having a contemporary style suite comprising a feature freestanding bath, wash hand basin and w.c and a separate walk-in double shower cubicle all finished with floor to ceiling tiling to compliment.

To the rear of the property is a landscaped rear garden offering a generous patio area which leads to a lawned area having shrub borders and enclosed with fencing.

This property must be viewed to be fully appreciated

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: mains electricity, gas ,water and drainage.

Viewings: Strictly via appointment through our Great Barr Residential Sales Department on 0121 325 1133

or via Greatbarr@paulcarrestateagents.co.uk



Hallway
12' 8" x 5' 10" (3.86m x 1.78m)

Lounge
16' 1" x 12' 8" (4.89m x 3.85m)

Conservatory Area
20' 4" x 7' 10" (6.19m x 2.38m)

Kitchen
14' 6" x 6' 9" (4.41m x 2.07m)

Bedroom One
12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom Two
12' 0" x 9' 4" (3.67m x 2.85m)

Bedroom Three
9' 1" x 6' 10" (2.77m x 2.08m)

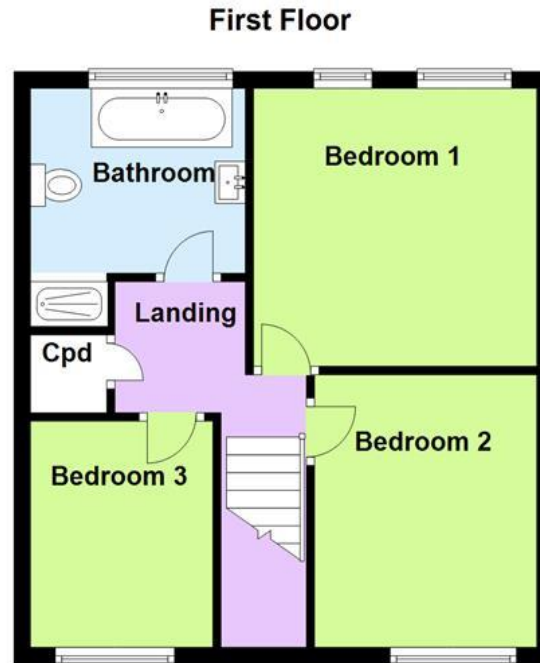
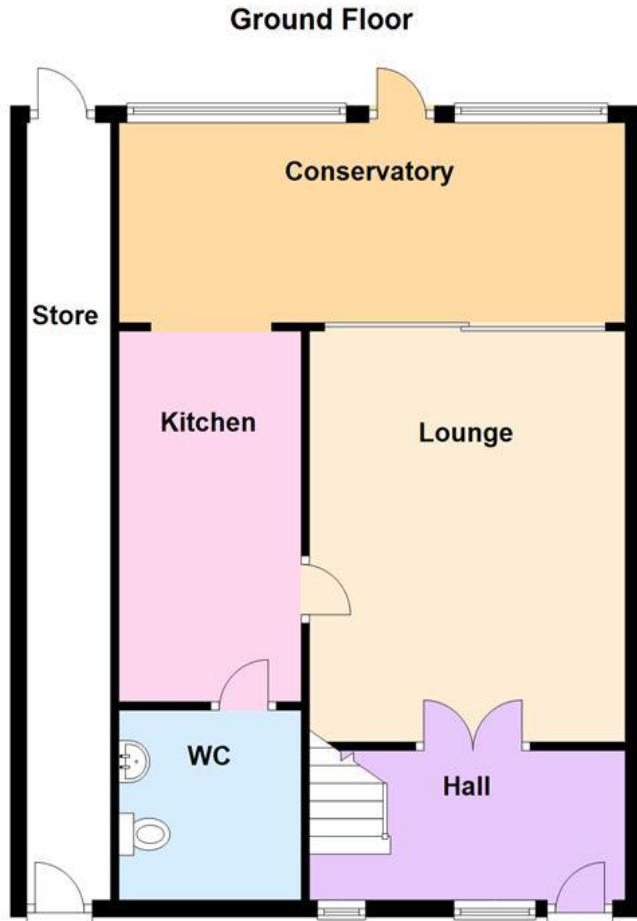
Family Bathroom
7' 3" x 6' 7" (2.2m x 2.0m)





Floor Plan

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

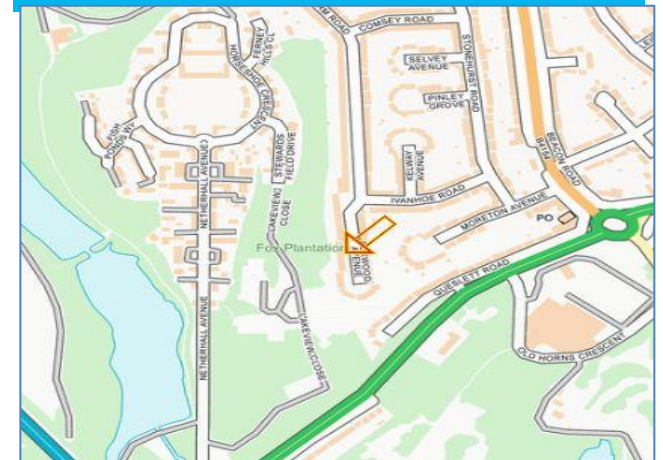


Energy Performance Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		

Map Location







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: