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22 Moreton Avenue, Birmingham, West Midlands. B43 7QR

Offers in the region of £250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

SUPERB CONVENIENT LOCATIONGREAT BARR***THREE BEDROOM***SEMI DETACHED FAMILY HOME***AMPLE LOUNGE/DINING ROOM***KITCHEN***GOOD SIZE BATHROOM***PRIVATE WELL STOCKED REAR GARDEN***GARAGE***DRIVEWAY AND GARDENS TO FORE***NO UPWARD CHAIN*** A fantastic opportunity to purchase this well maintained semi detached family home. Situated on the ever popular Park Farm Estate in Great Barr, conveniently located for sought after primary and secondary schooling, amenities, transport links and motorway networks. Accommodation in brief comprises, entrance hallway, ample lounge/dining room, kitchen, three generous bedrooms, spacious bathroom, private; well stocked rear garden, garage, gardens to fore and driveway. This property benefits from having 'NO UPWARD CHAIN'.

FEATURES

- WELL MAINTAINED SEMI DETACHED FAMILY HOME
- POPULAR PARK FARM ESTATE GREAT BARR
- THREE GENEROUS BEDROOMS
- AMPLE LOUNGE/DINING ROOM
- KITCHEN
- SPACIOUS FAMILY BATHROOM
- PRIVATE WELL STOCKED REAR GARDEN
- GARAGE AND DRIVEWAY
- FORE GARDENS
- NO UPWARD CHAIN



ROOM DESCRIPTIONS

Approach

Approached via a substantial driveway with fore gardens having borders housing shrubs and borders, storm porch with door giving access to the accommodation.

Entrance Hallway

Having stairs rising to the first floor and doors giving access to:-

Lounge/Dining Room

18' 08" x 10' 11" (5.69m x 3.33m)

Kitchen

9' 08" x 7' 10" (2.95m x 2.39m)

Landing

Having doors giving access to all upstairs rooms.

Bedroom One

12' 10" x 11' 03" (3.91m x 3.43m)

Bedroom Two

10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom Three

10' 03" x 7' 02" (3.12m x 2.18m)

Bathroom

7' 07" x 7' 04" (2.31m x 2.24m)

Garden

Having a patio area with the rest laid to lawn having well stocked borders housing shrubs and flowers and side access.

Garage

A single garage having an up and over door.







FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	