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17 Foxwood Avenue, Birmingham, West Midlands. B43 7QX

Offers in excess of £290,000 Freehold

FOR SALE





## PROPERTY DESCRIPTION

\*\*\*EXTENDED\*\*\*SEMI DETACHED FAMILY HOME\*\*\*OPEN PLAN LOUNGE AND DINING AREA\*\*\*CONSERVATORY\*\*\*SEPARATE GOOD SIZE FRONT RECEPTION ROOM\*\*\*MODERN KITCHEN\*\*\*THREE GENEROUS BEDROOMS\*\*\*LUXURY FAMILY BATHROOM\*\*\*PRIVATE REAR GARDENS\*\*\*AMPLE DRIVEWAY TO THE FORE\*\*\*POPULAR PARK FARM ESTATE GREAT BARR\*\*\*NO UPWARD CHAIN\*\*\* A fantastic opportunity to purchase this well presented, extended and spacious semi detached family home having NO UPWARD CHAIN.

Located on the ever popular Park Farm Estate in Great Barr within easy reach of sought after primary and secondary schooling, amenities and transport links. Accommodation in brief comprises, entrance porch, entrance hallway, extended L Shape lounge/dining area, conservatory, separate front reception room, modern kitchen, three generous bedrooms and stylish family bathroom. Outside is a private rear garden with raised terrace, useful covered side store and driveway to the fore.

## FEATURES

- EXTENDED SEMI DETACHED FAMILY HOME
- POPULAR PARK FARM ESTATE GREAT BARR
- AMPLE L SHAPED LOUNGE/DINING AREA
- CONSERVATORY
- SEPARATE FRONT RECEPTION ROOM
- MODERN KITCHEN
- THREE GENEROUS BEDROOMS
- GOOD SIZE STYLISH FAMILY BATHROOM
- PRIVATE REAR GARDEN WITH RAISED TERRACE
- DRIVEWAY TO FORE AND NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Approach

Approached via a block paved driveway with door giving access to an enclosed porch and further door to the accommodation.

### Hallway

Having stairs to the first floor and doors giving access to all downstairs rooms.

### Extended lounge/dining room

20' 05" max x 18' 06" max (6.22m x 5.64m)

### Conservatory

8' 09" x 7' 01" (2.67m x 2.16m)

### Front Reception Room

15' 05" x 6' 05" (4.70m x 1.96m)

### Kitchen

13' 09" x 7' 08" (4.19m x 2.34m)

### Landing

Having loft access and doors giving access to all upstairs rooms.

### Bedroom One

12' 09" x 11' 01" (3.89m x 3.38m) Having fitted wardrobes.

### Bedroom Two

10' 09" x 10' 11" (3.28m x 3.33m)

### Bedroom Three

9' 09" x 7' 03" (2.97m x 2.21m)

### Bathroom

7' 03" x 7' 07" (2.21m x 2.31m)

### Rear Garden

Having a raised terrace with the a lawned garden and patio area to the rear.

### Side storage

A useful covered storage area with access to the rear garden.







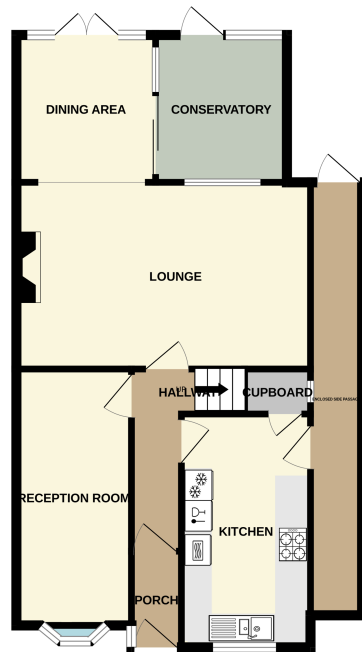




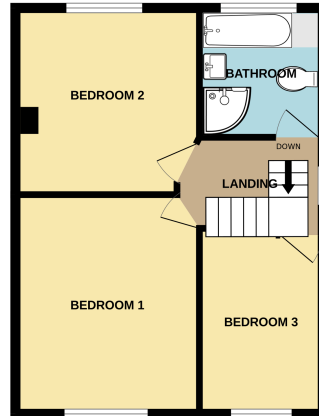


# FLOORPLAN

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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