

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

Offers in the region of £260,000 Freehold

**FOR SALE**



## PROPERTY DESCRIPTION

\*\*\*A WELL PRESENTED AND MAINTAINED SEMI DETACHED FAMILY HOME\*\*\*DESIRABLE LOCATION PARK FARM GREAT BARR\*\*\*CORNER PLOT\*\*\*THREE GENEROUS BEDROOMS\*\*\*AMPLE THROUGH LOUNGE/DINING ROOM\*\*\*KITCHEN\*\*\*DOWNSTAIRS GUEST W.C.\*\*\*FAMILY BATHROOM\*\*\*LARGER THAN AVERAGE GARAGE\*\*\*DOWNSTAIRS GUEST W.C.\*\*\*REAR GARDEN\*\*\*SUBSTANTIAL FORE GARDENS\*\*\*DRIVEWAY\*\*\*NO UPWARD CHAIN\*\*\* A fantastic opportunity to purchase this well presented and maintained semi detached family home situated on a good size corner plot, located on the 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, welcoming entrance hallway, ample lounge/dining room, kitchen, three generous bedrooms, spacious family bathroom and downstairs guest w.c. Outside are generous fore gardens, rear garden, larger than average garage having its own front and rear access and a driveway. This property benefits from having NO UPWARD CHAIN.

## FEATURES

- WELL PRESENTED AND MAINTAINED FAMILY HOME
- CORNER PLOT/POPULAR LOCATION
- THREE GENEROUS BEDROOMS
- AMPLE LOUNGE/DINING ROOM
- GOOD SIZE FAMILY BATHROOM
- KITCHEN
- DOWNSTAIRS GUEST W.C.
- LARGER THAN AVERAGE GARAGE HAVE SEPARATE ENTRANCE
- GARDENS TO FRONT AND REAR PLUS DRIVEWAY
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Approach

Approached via substantial fore gardens, driveway and pathway leading to an enclosed entrance porch with further door giving access to the accommodation.

### Entrance Hallway

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

### Lounge/Dining Room

26' 08" x 11' 06" (8.13m x 3.51m)

### Kitchen

11' 01" x 6' 07" (3.38m x 2.01m)

### Landing

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

### Bedroom One

13' 06" x 9' 08" to wardrobe (4.11m x 2.95m) Having fitted wardrobes to one wall.

### Bedroom Two

12' 10" x 11' 06" (3.91m x 3.51m)

### Bedroom Three

7' 09" x 6' 07" (2.36m x 2.01m)

### Family Bathroom

7' 11" x 6' 06" (2.41m x 1.98m)

### Garage

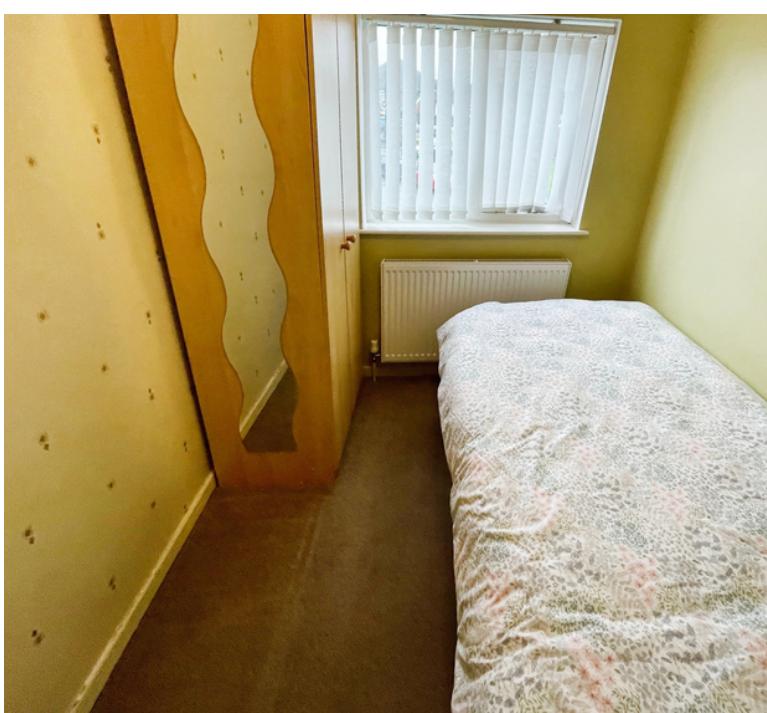
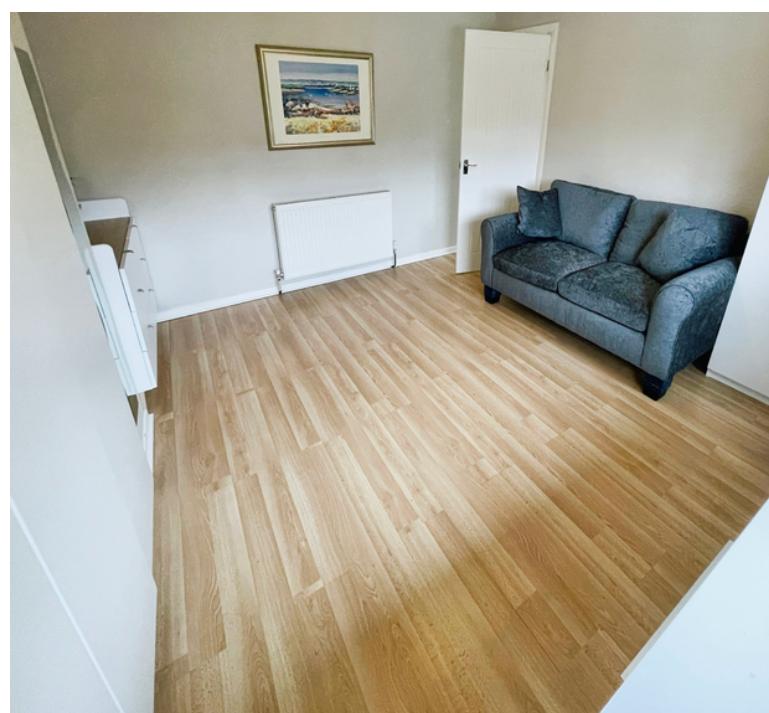
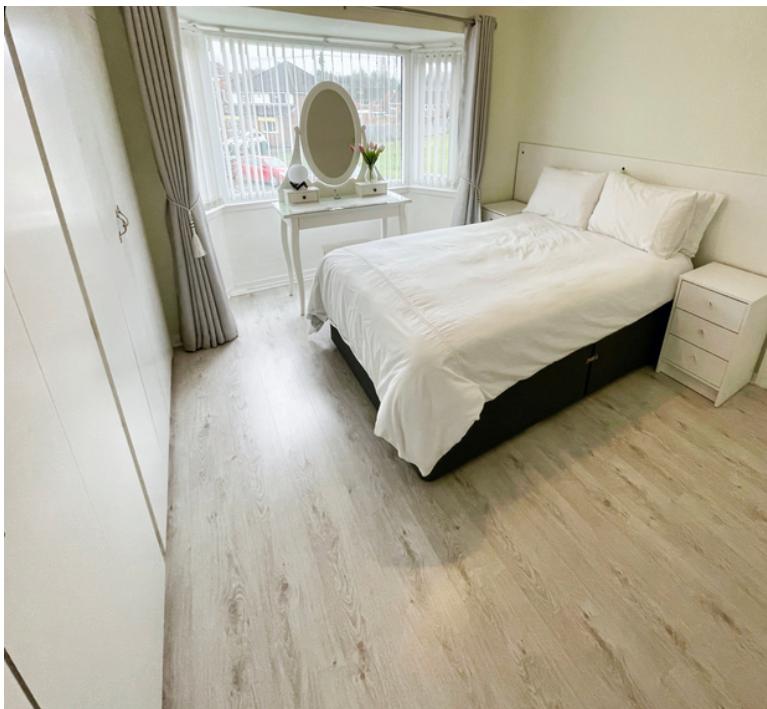
A larger than average garage incorporating a w.c. and having front and rear entrance.

### Rear Garden

Having a patio area with the rest laid to lawn with borders housing shrubs.







## FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors, 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
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>87</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC