

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- EXTENDED MID TERRACED FAMILY HOME
- SPACIOUS LIVING ROOM
- ADDITIONAL SITTING / DINING ROOM
- EXTENDED FITTED KITCHEN
- THREE SPACIOUS BEDROOMS
- FITTED FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- LOW MAINTIANCE REAR GARDEN
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



**THORNBRIDGE AVENUE, GREAT BARR, B42 2AJ - OFFERS AROUND £190,000**

An extended three-bedroom mid-terrace family home, perfectly positioned in the heart of Great Barr, Birmingham, with easy access to local shops, public transport links, and reputable schooling. The property benefits from a double driveway, providing ample off-road parking, which leads into an enclosed porch and a light, welcoming hallway. To the front, there is a spacious living room, complemented by a further rear reception room, alongside an extended fitted kitchen that offers excellent workspace and storage—perfect for modern family life. Upstairs, a generous landing gives access to two well-proportioned double bedrooms, a third comfortable single bedroom, and a fitted family bathroom. Externally, the home enjoys a low-maintenance rear garden, complete with a shed at the far end—ideal for storage or hobby use. Ideal for first-time buyers and offered with no upward chain, this property presents an excellent opportunity for a smooth, hassle-free move into a much-loved home in a sought-after location. HURRY BEFORE YOU'RE TOO LATE!

Accessed from the fore via brick block driveway offering off road parking leading to double glazed entrance door, into;

PORCH: 7'2 x 2'7: Double glazed windows and internal door into;

HALLWAY: 5'4 max, 2'6 min x 12'7: A light and airy entrance with stairs to first floor, radiator and door into;

FRONT RECEPTION ROOM: 9'9 x 14'6 (bay): A good size living space with fire, radiator and double glazed bay window to front.

REAR RECEPTION ROOM: 15'8 max, 14'5 min x 9'8: A further great size living / dining space having fire surround and fire, radiator, double glazed window to rear and double doors into;

EXTENDED FITTED KITCHEN: 9'5 x 8'2: A extended fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, double glazed window to side, integrated oven, electric hob with extractor hood over, tiling to splashback, tiling to floor, space and plumbing for washing machine, space for fridge freezer, radiator and door to rear.

LANDING: 6'3 max, 2'7 min x 5'9: Doors into;

BEDROOM ONE: 10'6 max, 8'8 (wardrobe) x 12'6: A great size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BEDROOM TWO: 11'4 x 9'9: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 6'8 max, 3'4 min x 8'8 max, 5'1 min: A final bedroom with double glazed window to front, wall mounted central heating boiler and radiator.

BATHROOM: 5'9 x 6'8: A fitted suite with panelled bath, shower over, wash hand basin, tiling to part walls, tiling to floor, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area with mature plants, shrubs and trees along with fencing to borders.

TENURE: We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: B.

VIEWING: Recommended via Acres on 0121 358 6222.

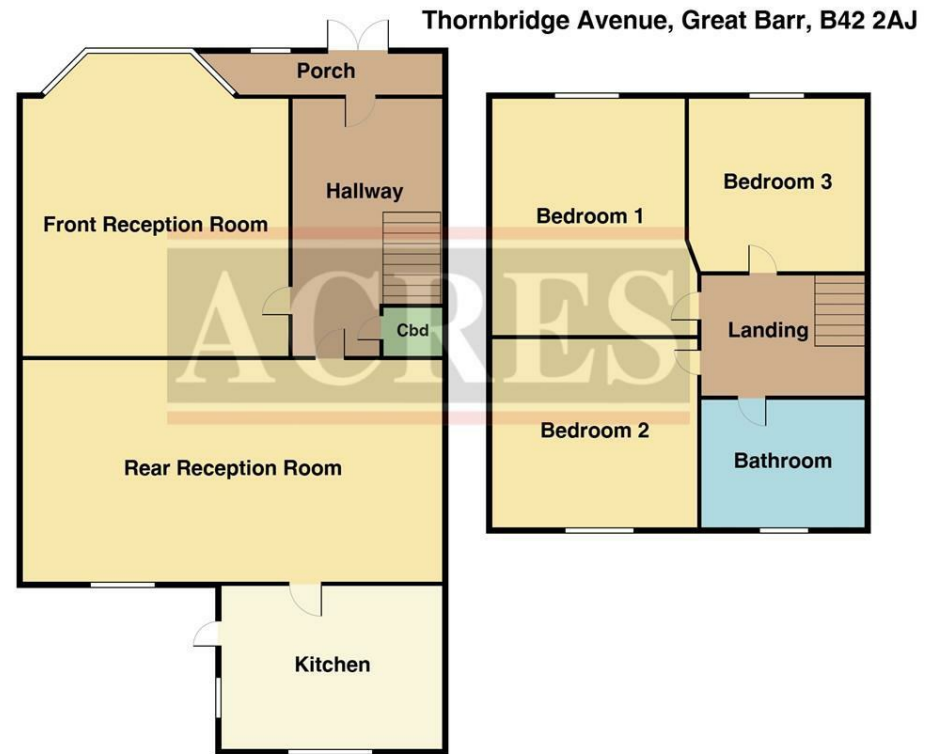


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**COUNCIL TAX BAND :** B                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

