



**206 Jayshaw Avenue  
Great Barr, Birmingham, B43 5RH**

- Traditional Family Home
- 0.4 Miles To Ferndale Primary School
- Quick Links To M6 & A34
- Garage To The Rear

**Offers Over £275,000**  
EPC Rating 'TBC'





## Property Description

Situated on a sought-after residential road, this good sized semi-detached property offers an ideal opportunity for first-time buyers or growing families. Enjoying close proximity to excellent local schools, public transport links, and the amenities of both Ha mstead Village and The Scott Arms, this home combines convenience with comfort.

The property benefits from double glazing and gas central heating (both where specified). Inside, you are welcomed by an enclosed porch leading into a spacious entrance hall. The front lounge is bright and generously sized, while the second reception room provides flexibility as a dining area or additional living space, with French doors opening out to the garden. The fitted kitchen is well-appointed and functional, perfect for everyday family life.

Upstairs, the home offers three well-proportioned bedrooms, ideal for a family or guests, and a tiled family bathroom.

Externally, the front of the property features a neatly



maintained lawned fore garden. To the rear, you'll find a large, low-maintenance garden with a patio area, lawned area, and a garage for additional storage or parking.

This is a lovely family home that offers great space, and an excellent location. Early viewing is highly recommended to fully appreciate everything it has to offer.

#### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

#### PROPERTY DESCRIPTION

Situated on a sought-after residential road, this beautifully presented semi-detached property offers an ideal opportunity for first-time buyers or growing families. Enjoying close proximity to excellent local schools, public transport links, and the amenities of both Hamstead Village and The Scott Arms.



FRONT RECEPTION ROOM

4.3m x 3.2m

RECEPTION ROOM TWO

4.2m x 3.2m

KITCHEN

3.1m x 2.0m

BEDROOM ONE (FRONT)

4.3m x 3.2m

BEDROOM TWO (REAR)

4.4m x 3.2m

BEDROOM THREE (FRONT)

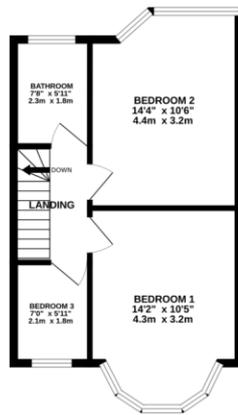
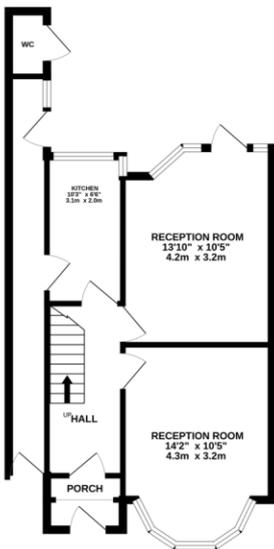
2.1m x 1.8m

BATHROOM

2.3m x 1.8m

GROUND FLOOR  
498 sq ft (46.3 sq.m.) approx.

1ST FLOOR  
392 sq ft (36.4 sq.m.) approx.



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