





# Waverley Avenue, Great Barr, Birmingham

Offers Over £435,000

4 2 2





Wonderfully extended, beautifully presented and a free-flowing, family friendly layout with incredible space and flexibility; just a few of the seemingly endless fabulous features on offer with this impressive four bedroom family home in Waverley Avenue, Great Barr.

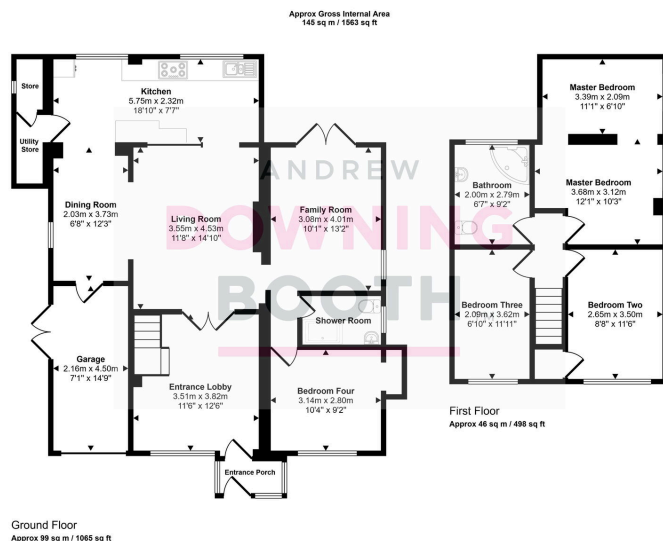
Location-wise, the property enjoys a prime location, with a variety of amenities nearby including the very highly regarded Barr Beacon academy secondary school, transport links and plenty of leafy, picturesque woods and nature reserves, offering endless scenic walks and trails. Sutton Coldfield sits within less than a fifteen minute drive, whilst Birmingham's city centre is around a twenty minute drive, home to a vast array of shops and facilities.

The accommodation is set across two floors, with a marvellous entrance lobby leading through to a superb semi-open plan family living/kitchen/diner, before reaching a very flexible additional reception room, fourth good size bedroom and stunning shower room, whilst the first floor is home to the three original bedrooms and generous main bathroom. A charming corner plot consists of a large brick paved driveway and private, low maintenance garden to the rear, offering excellent privacy.

This property offers a fantastic location, abundant living space and consistently impressive room sizes; the only way to truly appreciate just how much is on offer is with an in-person viewing.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Detached Four Double Bedroom Family Home
- Wonderfully Extended To The Side & Rear
- Consistently Generous Room Sizes
- EPC Rating: TBC
- Popular & Convenient Position With Various Local Amenities
- Incredibly Flexible Layout With Abundant Living Space
- Impressive Corner Plot With Large Driveway & Private Garden
- Council Tax Band: D

